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DOWNTOWN PLANNING AND HOUSING STRATEGY
DISCUSSION AGENDA
BRIEFING BOOK

Prepared for
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and Staff

April 19, 1985

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1. Boston's Recent Economic Transformation and Growth

Major indexes of growth and development attest to the outstanding recent and current performance of the Boston economy. Employment has been rising since 1976, with a gain of 80,000 jobs. A development investment boom has been underway since 1979, with private development construction totalling $3.5 billion, in the 1979-84 period (measured in 1983 dollars). A modest growth in population has emerged since 1980, reversing 30 years of decline. New development is now the principal contributor to municipal revenue growth, and contributed $22 million to the tax levy rise for FY1985. Property values have been rising spectacularly, with Class A office rentals increasing from $10 a square foot, in 1977, to $30 in 1984, and hotel room rates rising from an average of $40, in 1979, to $80 in 1984. And, in comparison with the 1976-84 period of revival of the Boston economy, the year 1984 set new records, with double the rate of employment growth (20,000) and development investment completions, more than double the square footage of new office space coming on to the market, matched by a more than doubling of the rate of space absorption, and double the rate of new hotel room openings (1,145 new rooms in 1984) while achieving higher rates of hotel occupancy (70 percent).

Structural transformation of the Boston economy, favoring a broad range of those money management and services activities expanding most rapidly nationally, has been the principal engine driving Boston's growth, which has been accommodated by an extraordinary flow of development investment. While the process of transformation began a quarter of a century ago, employment growth and development construction

accelerated in the last decade, and especially in the last several years.

Though Boston had lost population steadily with suburbanization and the loss of blue-collar jobs in the 2½ decades following 1950, a new wave of population and household growth has emerged in the last ten years, breathing new life into the City's neighborhoods, with rising pressure on an inadequate supply of housing, creating a near crisis situation. National phenomena with Boston exaggerations were involved. These include the coming of age of the postwar babies and a consequent spectacular rise in the rate of household formation, the shift to smaller households--most frequently one- and two-person households (the most rapidly expanding household group in the nation and in Boston)--and, increasingly, two-worker households, and a preference for city living. In Boston, one- and two-person households accounted for 66 percent of all households in 1980. Though population for the City as a whole had declined between 1970 and 1980, there was population growth in the more centrally-located neighborhoods, and, in many Boston neighborhoods, even where population fell, the number of households had expanded with their smaller size.

2. Boston and the Nation's Large Cities

Boston is a special city, and the special nature of its recent growth and development is readily seen in comparison with the experience of the nation's other large cities. For the nation as a whole, employment in services activities are the most rapidly expanding sector, and Boston is the preeminent services activity city among the nation's large cities. In 1980, Boston, San Francisco, and New York ranked first, second and third among the nation's large cities, with 54 percent, 51 percent, and 49 percent, of their employment, respectively, concentrated in the broad range of office-related services activities--communication, finance and money management, business and professional services. These cities also have the largest relative roles as exporters of services, with their share of services employment geared to exports ranging from 41 percent, in Boston, to 28 percent in New York and 26 percent in San Francisco.

Boston and the metro area are also setting records in employment growth and unemployment decline. Since 1976, employment in Boston, the metro area, and New England has increased more rapidly than that in the nation as a whole. In December 1984, New England had the lowest rate of unemployment of any region in the nation, Massachusetts had the lowest rate of unemployment of any state, and the Boston metro area had the lowest unemployment rate of any of the 236 metropolitan areas in the country. Boston's unemployment rate of 4.4 percent was the lowest in fifteen years.

Boston leads in the new wave of population growth and household formation favoring the flow to the cities. In 1980, one- and two-person

households made up 54 percent of all households in the nation as a whole, and two-thirds of all households in Boston.

Boston's downtown ranks high in the nation in economic vitality. A 1983 study published by the Urban Investment and Development Corporation of Chicago examined 56 indicators for the downtowns of the 38 largest metro areas, and found that Boston's downtown ranked fourth in market strength, fifth in economic growth and improvement, fourth in retail trade, fifth and sixth in office and hotel markets, respectively, and fourth in the downtown housing market. A 1984 report by the UIDC on office construction in the downtowns of the nation's thirty largest metro areas showed that office development erupted in the 1950s (following a thirty-year lag after the boom of the 1920s), and has been accelerating in the 1970s and 1980s, with Boston gaining rank over the 1950-84 period. Boston ranked eighth in office construction in the 1960s and fourth in 1984. The UIDC report also ranked Boston's mid-1984 office vacancy rate low in comparison. Boston's hotel market is strong. Among 25 major cities, Boston's hotel occupancy rate ranked sixth in 1984.

In housing cost growth, however, Boston ranks number 1. A report issued by the National Association of Realtors in February reported that housing costs in the Boston area rose faster than anywhere else in the nation in 1984--a spectacular 23 percent. In another news report in February, real estate appraisers, in a comparative analysis, noted "the ferocity of competition in the marketplace," with one Boston appraiser saying "It's been like piranhas in the Amazon in some neighborhoods." Appraisers dubbed Boston as one of the top two cities (along with Austin, Texas) as "Superachievers"--those markets in which resale values

have been outpacing the national rate of inflation by a large margin for at least the past year and should continue so do so for all of 1985.

3. Boston's Future, 1985-90-95

Boston's future is bright because of the very favorable economic and demographic factors noted, and the spectacular recent record of achievement. Projections of the employment outlook for Boston prepared by relating detailed analyses of industry trends in Boston to long-term projections for the U.S. economy, by industry, indicate a prospective growth of 100,000+ jobs in Boston, in the 1985-95 decade, as a consequence of Boston's relative specialization in those industries expected to rise most rapidly nationally. Boston's unique concentration in communications, money management and finance, business and professional services, and the ties to the region's thriving hi-tech industry will be the principal motor of expansion. There would be a growth of 56,000 office jobs representing a one-third increase over the 1984 level of office employment. There would also be an increase of 10,500 manufacturing jobs, signifying a one-fifth rise over the 1984 level. Hotel employment would grow by 5,400, equivalent to an 80 percent increment above the 1984 level. Retail trade employment is projected to increase by 9,000, a growth of 16 percent, in the 1985-95 period.

Employment growth would be accommodated by a projected private development investment of $6 billion in the 1985-95 period, in comparison with the actual 1975-84 private development investment of $4.7 billion, and the $2.6 billion of private development projects currently underway, scheduled and planned for completion in the 1985-88 years, all measured in terms of construction cost in dollars of 1983 value, not including the cost of land acquisition and financing.

Boston's population and households will extend the new wave of growth, responding to expanding employment opportunities, the amenities of the City, and the new shape of America's households and the rising preference for city living.

Boston's population, estimated at 580,000+, in 1985, representing a growth of 17,000 since 1980 (the first significant increase since 1950), is projected to rise to 620,000 by 1995, an increment of 40,000 (+7 percent). The number of households will grow more rapidly, placing greater demand pressure on housing requirements. Households, estimated at 232,000, in 1985, with a growth of 14,000 since 1980, are projected to expand in number to 258,000 by 1995, signifying a 1985-95 increase of 26,000 (+11 percent).

Boston would need 26,000 net new dwellings over the decade. With allowance for replacement, this translates into an annual need of 3,500 to 5,000 dwelling units a year over the ten-year period. This projected need compares with the 1970-80 addition of 28,000 dwellings, mostly publicly-assisted (and the removal of 19,000), the construction of 13,000 dwellings in the 1980-85 period, and the 8,000 dwelling unit projects currently under review by the BRA.

4. Housing

Residential development, including affordable housing, is now a major priority for city government and the BRA in view of the critical shortage that has emerged and the prospects for even greater demand pressures in FY1986 and future years. Housing needs are projected at 3,500 to 5,000 dwelling units a year, over the next ten years. In contrast, only 13,000 dwelling units were constructed, converted or rehabbed since 1980, reflecting the ebbing role of federal programs and funds available for housing.

To help meet Boston's critical need for housing, a multi-faceted program is being mounted, extending some on-going programs and measures and shaping new ones. At present, the BRA is reviewing project proposals for 7,500 dwelling units, mostly market rate but including an important share of below market housing. Projects in various stages of review include those for redevelopment of Columbia Point, Tent City, the Private Housing Partnership, and the conversion of buildings at the Charlestown Navy Yard for housing.

An extensive survey of housing and building conditions in Boston's downtown districts, and some other neighborhoods is being carried out as part of a study of the market feasibility and the potential for adopting land use zoning regulations to make housing construction attractive.

An inter-agency city effort has been established to facilitate the disposition of abandoned parcels (about 4,000) and structures (about 400) for residential development.

City and state programs and resources available for the housing development are being marshalled. These include the use of city- and BRA-owned structures and land parcels, development impact payments, and

"special initiatives" of developers, the Massachusetts Housing Finance Agency, and the state's Sharp program.

An additional and new approach is to encourage developers with proposals for large-scale office, hotel, and retail trade facilities to include a substantial complement of housing, as well as affordable housing. Ambitious goals will be established for new housing, and affordable housing.

In every case, the housing situation, needs, prospects, potential, plans and projects will be submitted to neighborhood constituencies and advisory groups for their consideration, suggestions and recommendations.

The priority focus on housing begun in FY1985, to expand the ways and means of increasing the supply, including that for affordable housing, and to ameliorate the pressures of gentrification and displacement, will be redoubled in FY1986. There will be new efforts to encourage developers to include an important housing component in their plans. An innovative and broader use of land use zoning controls will be applied to favor residential development. The potential for leverage on critical factors in the economics of housing costs will be explored. Imaginative efforts of nonprofit packagers of projects for housing rehabilitation for low- and moderate-income families will be encouraged. The creative use of linkage funds and developers' "special initiatives" to favor housing will be pursued. The use of public-owned land parcels and their cost write down for housing for low- and moderate-income families will be carried out.

At the same time, strategies and measures to protect the interests of low- and moderate-income families and their housing will be

aggressively promoted. This will include the monitoring of the ownership and management of public-assisted housing as well as the enforcement of city housing ordinances adopted in 1984 constraining evictions of the poor, the elderly and the handicapped.

The goal would be (1) to raise the level of housing production, conversion and rehab to the annual rate of 3,500 to 5,000 dwelling units needed, and (2) to protect all of the housing rights of low- and moderate-income families.

NUMBER OF DWELLING UNITS: ALL CONSTRUCTION

YEAR	EAST BOSTON	CHARLESTOWN	SOUTH BOSTON	CENTRAL	BACK BAY-BEACON HI	SOUTH END	FENWAY-KENMORE	ALLSTON-BRIGHTON
1975	456	19		239	120	181		
1976	380	16	49	1,071				
1977			68	151				229
1978	128			263	45	233	404	
1979				212	215		183	
1980		43		389		17	256	
1981		367	88		126	197	200	129
1982				39		121	340	329
1983	46	2	88	735	258	196	332	
1984	33	21	19	545	72	145	287	196
1985		237	418	207	216	352		
1986	275	311	30	40	36	129	62	392
1987		95		413	94	278		
1988		102				40		
TOTALS	1,318	1,213	760	4,304	1,182	1,889	2,064	1,275

YEAR	JAMAICA PLAIN	ROXBURY	N. DORCHESTER	S. DORCHESTER	MATTAPAN	ROSLINDALE	WEST ROXBURY	HYDE PARK
1975							143	
1976	147						104	
1977	774					119		
1978	295							
1979	91	120	95	223		14		
1980	44	178			118			253
1981	153	87	114	176				106
1982	151	53			97			
1983	197	266		143	84			
1984	20	6	24	35	43			
1985	51	1,929	24	95			307	11
1986	76	283	58	376		75		
1987		111	1,400					
1988								
TOTALS	1,999	3,033	1,715	1,048	342	208	554	370

T O T A L S

1975	1,158
1976	1,767
1977	1,341
1978	1,368
1979	1,153
1980	1,298
1981	1,743
1982	1,130
1983	2,347
1984	1,446
1985	3,847
1986	2,143
1987	2,391
1988	142
TOTAL	23,274

NUMBER OF DWELLING UNITS: NEW CONSTRUCTION

YEAR	EAST BOSTON	CHARLESTOWN	SOUTH BOSTON	CENTRAL	BACK BAY-BEACON HI	SOUTH END	FENWAY-KENMORE	ALLSTON-BRIGHTON
1975	360	13		152		181		
1976	380		49	916				
1977			68	151				229
1978	128			23		51	404	
1979				75	96			
1980				27				
1981					53	190	97	
1982						10		80
1983	46			707			322	
1984		21						
1985		194			200	9		
1986	250	13		40		44		
1987				150	90	270		
1988		52						
TOTALS	1,164	293	117	2,241	439	755	823	309

YEAR	JAMAICA PLAIN	ROXBURY	N. DORCHESTER	S. DORCHESTER	MATTAPAN	ROSLINDALE	WEST ROXBURY	HYDE PARK
1975							143	
1976	147						104	
1977	774					119		
1978	295							
1979	75	120	95					
1980								253
1981	153	87	114	176				106
1982								
1983	48	143						
1984					18			
1985		163					243	11
1986		247						
1987		111						
1988								
TOTALS	1,492	871	209	176	18	119	490	370

T O T A L S

1975	849
1976	1,596
1977	1,341
1978	901
1979	461
1980	280
1981	976
1982	90
1983	1,266
1984	39
1985	820
1986	594
1987	621
1988	52
TOTAL	9,886

NUMBER OF DWELLING UNITS: RENOVATIONS

YEAR	EAST BOSTON	CHARLESTOWN	SOUTH BOSTON	CENTRAL	BACK BAY-BEACON HI	SOUTH END	FENWAY-KENMORE	ALLSTON-BRIGHTON
1975	96	6		87				
1976		16						
1977								
1978					45	182		
1979				76	30		183	
1980		13		140		17	240	
1981					70	7	96	129
1982				39		111	228	237
1983		2		28	156	196	10	
1984	9				5	140	87	
1985			373	15	5	254		
1986						85	16	392
1987		15			4	8		
1988						40		
TOTALS	105	52	373	385	315	1,040	860	758

YEAR	JAMAICA PLAIN	ROXBURY	N. DORCHESTER	S. DORCHESTER	MATTAPAN	ROSLINDALE	WEST ROXBURY	HYDE PARK
1975								
1976								
1977								
1978								
1979	16			223				
1980	44	178						
1981								
1982	122	53			97			
1983	143	123		91	84			
1984		6		17				
1985	6	1,759						
1986		36		346				
1987			1,400					
1988								
TOTALS	331	2,155	1,400	677	181			

T O T A L S

1975	189
1976	16
1977	
1978	227
1979	528
1980	632
1981	302
1982	887
1983	833
1984	264
1985	2,412
1986	875
1987	1,427
1988	40
TOTAL	8,632

NUMBER OF DWELLING UNITS: USE CONVERSIONS

YEAR	EAST BOSTON	CHARLESTOWN	SOUTH BOSTON	CENTRAL	BACK BAY-BEACON HI	SOUTH END	FENWAY-KENMORE	ALLSTON-BRIGHTON
1975					120			
1976				155				
1977								
1978				240				
1979				61	89			
1980		30		222			16	
1981		367	88		3		7	
1982							112	12
1983			88		102			
1984	24		19	545	67	5	200	196
1985		43	45	192	11	89		
1986	25	298	30		36		46	
1987		80		263				
1988		50						
TOTALS	49	868	270	1,678	428	94	381	208

YEAR	JAMAICA PLAIN	ROXBURY	N. DORCHESTER	S. DORCHESTER	MATTAPAN	ROSLINDALE	WEST ROXBURY	HYDE PARK
1975								
1976								
1977								
1978								
1979						14		
1980					118			
1981								
1982	29							
1983	6			52				
1984	20		24	18	25			
1985	45	7	24	95			64	
1986	76		58	30		75		
1987								
1988								
TOTALS	176	7	106	195	143	89	64	

T O T A L S

1975	120
1976	155
1977	
1978	240
1979	164
1980	386
1981	465
1982	153
1983	248
1984	1,143
1985	615
1986	674
1987	343
1988	50
TOTAL	4,756

5. Boston by Design

Substantial progress was made on a large-scale planning study whose aim is to provide (for community review) the most detailed information and intensive analysis ever conducted of urban design, environmental (light and air), transportation (and congestion), and development issues in the eleven districts making up Boston's downtown. The potential use of land use zoning modifications and other planning and development tools are being considered with a view to achieving goals for improved livability (avoiding Manhattanization) and broader residential use, while strengthening downtown as the economic engine of the city and the metro area.

Design and Development Guidelines

The innovative design and development studies begun in FY1985--"Boylston Street Zoning Study Interim Report"--responded to the need to update zoning and design standards, in recognition of the transition from an earlier era's intent to encourage development at a time of urban distress, to today's potential for pursuing more exacting standards of design and respecting neighborhood concerns for livability.

Design and development guideline studies will be substantially broadened, in FY1986, to include the eleven neighborhood districts of downtown, the North End and other neighborhoods with the intent of establishing standards for design, including height and density, as well as criteria of environmental enhancement and historic preservation. Boston will work at achieving the best of all worlds--attractive design and environmental enhancement compatible with development needs and objectives. Fortunately, the availability of sufficient attractive

development sites on the periphery of downtown and in suitable locations in the city's neighborhoods, suggests the real possibility of achieving the best of both worlds.

Citizen response to new design guidelines and proposed zoning regulations, aimed at better design and amenities, less height and bulk, and careful attention to commercial, industrial, residential, and recreational use have already received favorable responses from residents of Back Bay, North End, and the Harborpark neighborhoods.

Land Use Zoning As A Planning Tool

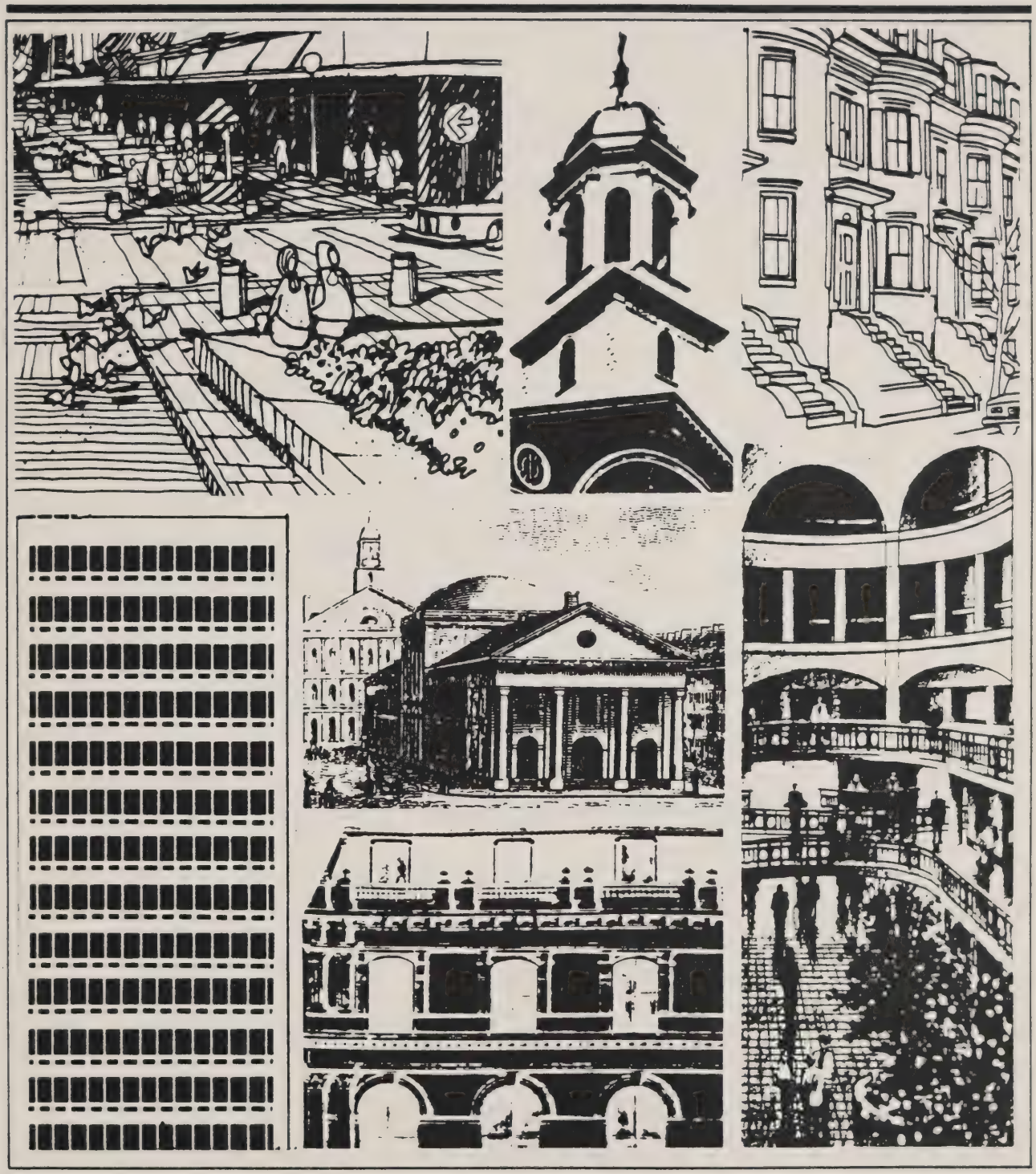
Boston's land use zoning ordinances have not been significantly modified in decades, and largely reflect an earlier epoch when (1) the industrial base was more than twice what it is today, (2) office space was less than half today's magnitude, (3) the city's economy was in depression, with limited danger of growth impacts, and (4) today's aspirations for livability and environmental protection had not yet emerged. As the development process accelerated, the request for and approval of zoning variances became the most predominant activity related to the land use zoning ordinances.

Today's planning needs and opportunities, however, require a new page in the city's land use zoning ordinances to help achieve the goals and potential of a thriving city economy, faced with a housing shortage at a crisis level, and a citizenry articulating higher standards of neighborhood livability and environmental protection. In a word, the time has come to utilize land use zoning ordinances as a planning tool for the needs and aspirations of today and tomorrow.

Borrowing a leaf from innovative land use zoning measures and applications recently adopted by other cities, including San Francisco, Denver, Atlanta and Hartford, the BRA and the City of Boston will undertake to update the city's land use ordinances and adapt them as a tool for advancing today's planning needs. The good beginning in FY1985 with respect to the Harborpark Interim Overlay Zoning ordinance and the "Boylston Street Land Use Interim Study" will be broadly intensified in FY1986 to help achieve important planning and development and quality of life goals. A good start was made in FY1985 with concerns for (1) harbor access, people use, amenities and the quality of life, (2) preserving livability in Back Bay's thriving residential and commercial neighborhood, and (3) protecting the residential and historic character of the North End. Land use zoning and planning objectives in FY1986 will focus on new studies and efforts to (1) encourage residential development downtown, through zoning, to meet the needs for housing while accommodating goals for commercial development, (2) urban design and development guidelines to achieve goals for livability and people uses, and the avoidance of Manhattanization, with an eye to amenities, environmental enhancement, preservation, and neighborhood concerns.

BOSTON

BY DESIGN



CITY OF BOSTON · Raymond L. Flynn, Mayor □ Boston Redevelopment Authority · Stephen Coyle, Director

BOSTON BY DESIGN

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BOSTON BY DESIGN:
PROPOSED STRUCTURE

To initiate a public process this summer yet allow sufficient time for additional planning studies, it is proposed that Boston by Design be structured in a number of discrete (but ultimately connected) parts to include the following separate documents:

1. History, Trends and Projections
   This piece would serve as a background document, describing past development and planning and to anticipate future directions.

2. Objectives and Strategies
   This booklet would define the objectives of the project, (eg increase housing), outline various research and planning studies needed to develop appropriate implementation strategies, and describe in some detail the public planning process.

3. Substantive Areas
   A number of booklets would be produced to correspond with the objectives described in the second piece of work. Areas could include housing, transportation, design etc.

   Studies on these areas are at varying stages, ranging from not yet formulated to nearly complete. Each piece could be released separately with working groups (existing or to be established) to address various topics over time.

4. Final Boston by Design
   A final document would incorporate the work of 2 and 3 above, following a year long public process.

INTRODUCTION

5/5 UNREVISED

BOSTON BY DESIGN

Introduction

Downtown, embracing only two square miles of the city's 46 square miles, is the dynamo of Boston. Downtown encompasses most employment in the city, most of the private development investment, and most of the real estate tax revenue. According to projections for 1985-1995, Downtown will become an even greater center of the Hub. With the projected growth of 60,000 jobs in that period, Downtown will surpass its current share of employment levels in the metropolitan area and the state. Downtown will also grow as a place to live, with a projected increase of 8,000 dwellings, and become home to 18,000 new Downtown residents.

A rising flow of private development investment will advance the role of Downtown as the principal engine of Boston's economic transformation. In the 1985-95 decade, Downtown will wax stronger as a leading communications, money management and finance, business and professional services center, with a projected $6 billion of private development investment, including 12 million square feet of new office space and 5,000 new hotel rooms, representing 50 percent increase in Boston's Class A office stock and a 45 percent increment in the City's hotel rooms. Much of this development is already underway, planned or proposed.

Such rapid growth raises anew -- and with greater urgency -- questions about the relationship of future development to the design of downtown and the quality of life throughout Boston. How can the City manage this growth to expand employment and housing opportunities, to improve the City's fiscal profile, to ensure orderly and planned development, and to enhance the design of downtown and people's sense of delight in that public environment?

The answer to that question is the purpose of Boston by Design, a project predicated on the notion that the City of Boston can and must create a framework for both public and private city-building actions, reimagining possibilities for the physical landscape downtown and for the social and economic landscape citywide. To do this well requires a design -- a scheme which can direct and coordinate individual actions and capitalize on them for the benefit of the public domain. This report begins to provide such a framework for the future.

Boston by Design should also put to rest two popular debates by which downtown development is framed: "Downtown versus the Neighborhoods" and "Growth versus Preservation". The growth of Downtown has not delivered what it might have to Boston's neighborhoods and residents. Poverty, under-employment, substandard housing, and barriers to economic opportunity persist. Even though Boston contains more jobs than people, its residents hold only roughly 40 percent of these jobs, a proportion lower than twenty years ago. This apparent lag in Boston-resident participation in the benefits of a booming downtown economy is a principal factor behind the concentrated poverty in the city and in the deteriorated conditions in many of its neighborhoods. Any design for Downtown must emphasize ways to extend employment opportunities to Boston residents, restoring vitality to all the neighborhoods. A number of policies contained in Boston by Design would accomplish this directly, as is the case with a recent mayoral order requiring resident participation in permanent jobs created by new Downtown development; or less directly, as would occur with new transportation routes or with development in neighborhood centers. Downtown cannot and should not be the only location of future growth. The city-wide demand for office and industrial

space covers a wide range of space needs and costs; some of that need can be most appropriately met in areas outside of Downtown, as noted in the City's recent planning proposal for the Dudley Station area. Sharing the benefits of Downtown growth in a variety of ways will help to reintegrate the central city with neighborhoods.

In addition, more districts Downtown should themselves become neighborhoods. The existing Downtown neighborhoods, such as Chinatown, Back Bay, and Beacon Hill, are active and vital areas, located close to places of work and with strong constituencies voicing opinions on local development issues. Non-residential parts of Downtown could benefit from such vitality, and Boston by Design seeks to address that need.

The second debate, "Growth versus Preservation", similarly need not take place. It is the City's contention that not only is there the need and room for both, but that the two are inter-related and complementary. That is, the appeal of living, working, and investing in Downtown Boston stems in part from the city's distinctive architectural legacy and strong sense of history. Maintaining that appeal is essential to the quality of life and also to expansion of the local economy. Similarly, preservation depends on a healthy investment climate. In Boston the restoration of historic buildings and public spaces has taken place most visibly in times of urban growth, not in times of decline. Nonetheless, it takes strong public policy and implementation to ensure that growth and preservation achieve social, economic, and design benefits that they promise.

Conflicts arise when the growth/preservation battle is waged over a single site without publicly derived, clearly defined, and well enforced rules governing what may occur on that site and elsewhere Downtown. The seven

sections of this report propose such rules, as well as plans and policies to support them.

While moving forward, it is important to have a sense of what has happened before; this is the purpose of Chapter One, Historic Context. This chapter sketches the forces which shaped Downtown, noting the evolution of public and private roles and outlining their current status.

Chapter Two, Trends and Projections, looks to the future with analyses of the downtown office market and of employment trends and projections for Boston. As well, it outlines the issues and opportunities that arise, given recent and anticipated changes.

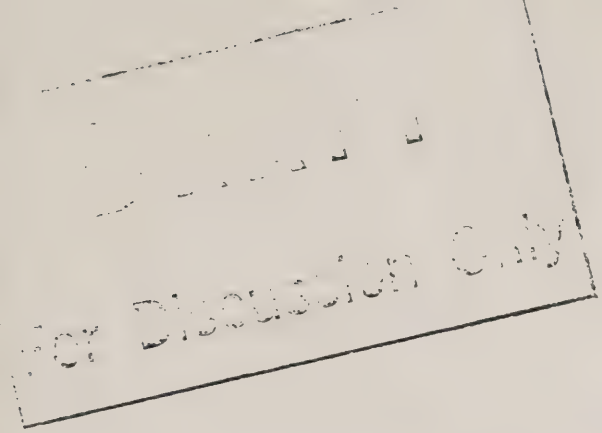
Downtown Policies, Plans, and Guidelines, the subject of Chapter Three, articulates the City's vision for Downtown and proposes policies and plans for the distribution of growth, the design of buildings and public spaces, and for transportation. The guidelines, when finalized, will govern the design review of public and private downtown development proposals. After public review and acceptance, the guidelines will serve as a major part of the City's design for Downtown, offering guidance to developers in advance of their proposals. Some qualities are essential for designing good places throughout Downtown and for that reason, some criteria are universally applicable. Conversely, quite distinct environments can be judged as good places, especially in Boston where each district has unique characteristics and varying prospects for growth. Hence in Chapter Four, Downtown Districts, specific areas are treated individually with guidelines and plans proposed to suit their varying contexts.

Chapter Five, Implementation, is a critical piece. It is here that the City must map the downtown design into the appropriate regulatory changes, procedural revisions, and institutional inventions necessary to carry out that

design. This chapter includes a section on zoning which describes interim measures to be put in place while the planning process is underway and suggests Code revisions to facilitate Downtown by Design. A second section within this chapter outlines revisions to development review procedures, formulated to simplify the City's design review of proposals and to ensure thorough environmental review. Finally, a third section introduces the Design Advisory Commission, an institution devised to enable greater public scrutiny of development proposals.

Public involvement will be expanded through the Commission, but even more essential is public participation as Downtown by Design becomes a reality. The ideas outlined here are proposals only, to be refined or reimagined by those who participate with the City in the planning process. Chapter Seven, Public Planning, sets forth a framework for that process and a time frame for its completion.

Chapter 8, Next Steps, starts the process moving. The final chapter outlines the actions that must follow distribution of the proposals in Downtown by Design, including the public planning process, the design of appropriate regulatory controls and capital improvement plans, the definition of appropriate linkage programs, and the institution of systems to maintain Downtown as designed.



Draft

For Staff Review Only

A SURVEY OF THE DOWNTOWN RESIDENTIAL DEVELOPMENT POTENTIAL

Jacob Schaffer

Boston Redevelopment Authority
Research Department

April 1985

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

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A. INTRODUCTION

Introduction to Building Condition Survey

The survey was performed on-site, with visual inspection, from the public way or nearest yard. It concentrated on the condition of roofs, porches, doors, exterior painting, frames, windows, gutters, steps, etc. Then, relative to the general impression from the exterior's facade, the buildings were classified in five categories, as follows:

A. Building appears in very good condition and does not need any work.

B. Building appears in good condition; needs a paint job or a roof job.

C. Building appears in fair condition. Needs several repairs of a major or minor nature--roof, gutters, porches, painting--but not necessarily all.

D. Building appears in poor condition. Needs many major and minor repairs and possibly a total rehabilitation.

E. Building appears in very poor condition. Appears structurally unsound. Has very many major and minor repair needs. Does not appear economically feasible to rehabilitate. The "E" condition for "historical buildings"* can be seen as "D" condition with more elements to rehabilitate on the whole building.

The condition of the buildings was recorded on maps of the City of Boston "Topographic and Planimetric Survey," 1:100.

Downtown Districts and Boundaries of Survey

1. Bulfinch Triangle District--bounded by Causeway, Haverhill, Merrimac and Market Streets.

2. Custom House District--bounded by Kilby, Batterymarch, High, Central Artery and State Streets.

---

* Historical building: A building considered in the first three categories by the Landmark Commission or for the National Register.

3. Court-Washington-West District--bounded by West, Tremont, Court and Washington Streets.

4. Theatre District--bounded by West, Tremont, Boylston, Charles Street South, Washington, Kneeland, Knapp, Hersey, Harrison, Hayward and Washington Streets.

5. Leather District--bounded by Lincoln, Kneeland, Atlantic and Essex Streets.

6. Chinatown District--bounded by Essex, Hudson, Broadway, Washington, south Oak, east Tyler, north Kneeland, Knapp, Beach and Hersey Streets.

7. Bay Village District--bounded by Stuart, Charles Street South, Tremont, Marginal Streets, the Turnpike, and Columbus Avenue.

8. Boylston District--bounded by Arlington, St. James, north Boylston Streets, Massachusetts Avenue, and Newbury Street.

9. St. Botolph District--bounded by Huntington Avenue, Gainsborough, Carleton Streets and Massachusetts Avenue.

10. Fort Point Channel--bounded by Northern Avenue, B, Sobin Park, Richards Streets and Fort Point Channel.

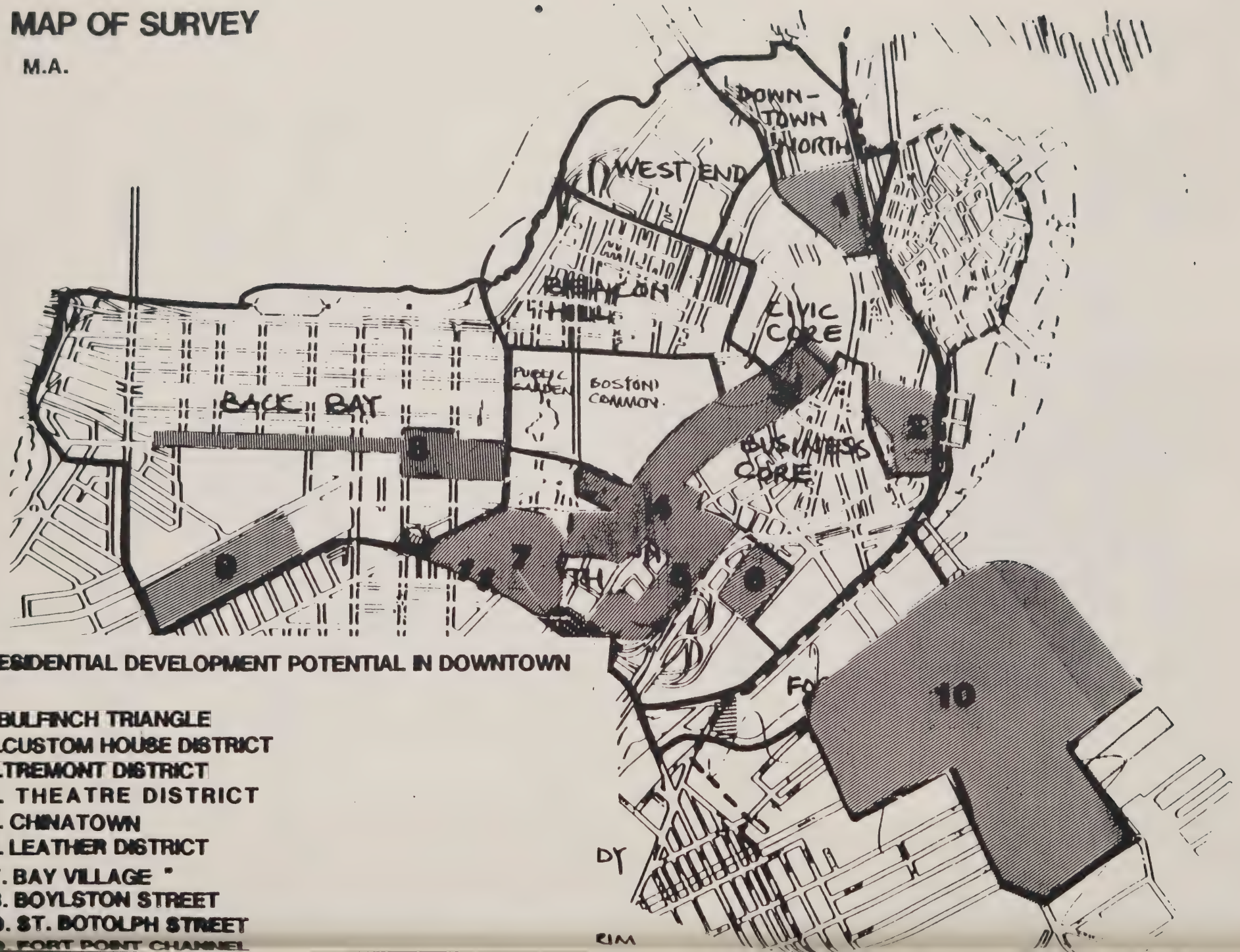
11. Turnpike Air Rights--Parcels C and D.

Maps

M.A.	Boston Downtown--Survey Areas
M.A.1	Bulfinch Triangle
M.A.2	Custom House District
M.A.3	Court-Washington-West
M.A.4	Theatre District
M.A.5	Leather District
M.A.6	Chinatown
M.A.7	Bay Village District
M.A.8	Boylston Street
M.A.9	St. Botolph Street
M.A.10	Fort Point Channel
M.A.11	Turnpike Air Rights

DOWNTOWN-
MAP OF SURVEY

M.A.



RESIDENTIAL DEVELOPMENT POTENTIAL IN DOWNTOWN

1. BULFINCH TRIANGLE
2. CUSTOM HOUSE DISTRICT
3. TREMONT DISTRICT
4. THEATRE DISTRICT
5. CHINATOWN
6. LEATHER DISTRICT
7. BAY VILLAGE
8. BOYLSTON STREET
9. ST. BOTOLPH STREET
10. FORT POINT CHANNEL

C. DOWNTOWN DISTRICTS AND DEVELOPMENT ALTERNATIVES

Alternative Horizons on the Residential Development Potential

The eleven districts mentioned in Chapter B are postulated for rehabilitation and, where possible, for conversion to apartments. On the average, an area of 1,000 square feet per apartment is assumed in the present analysis. This chapter will explore how many square feet of building space could be converted to apartments, and which of the buildings appear to be more suitable for conversion. Every Downtown district will be analyzed individually.

The first alternative will be based on setting up new buildings on vacant lots, and using existing buildings for rehabilitation and conversion into residential apartments. For this analysis, the average floor area of an apartment will also be considered to be 1,000 square feet.

The second alternative will be based on the analysis of every block with its range of possibilities.

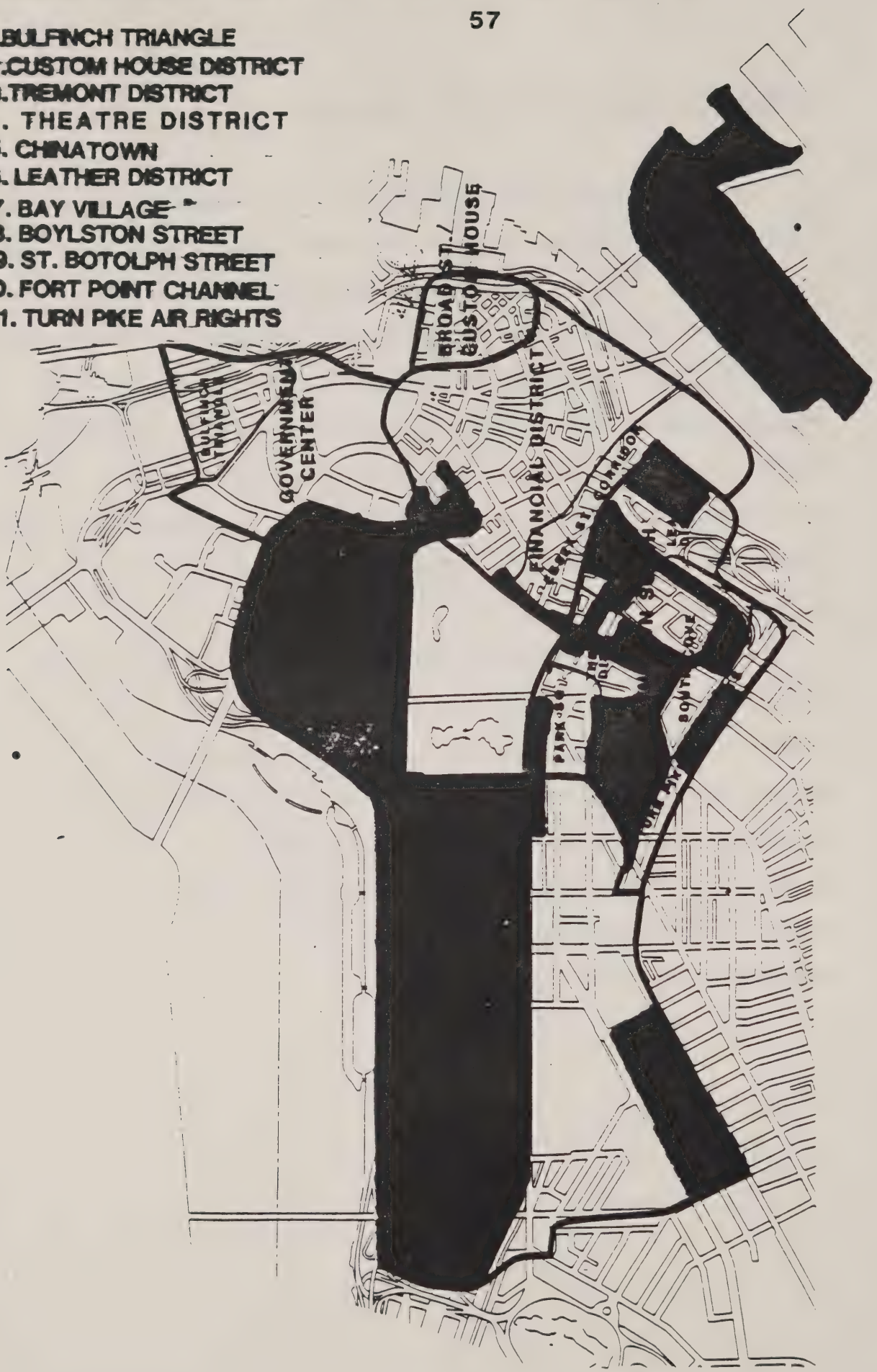
The idea behind the various alternatives is to find the largest number of apartments that potentially could be set up in these districts. Then, having this top number, eliminating the less probable buildings for such a conversion, we will get the minimum number of apartments that potentially could be set up in these districts. The "Two Alternatives" are not based on future design projections of developers or real estate brokers and such an alternative could be examined in the next steps of this work.

Residential Development Potential - Downtown

The revitalization area for residential development is composed of districts in the Downtown, linked within them, or with other residential neighborhoods. They will create a new strip of residential neighborhoods beginning with Boylston Street, the Theatre District, the Tremont District, Chinatown, and the Leather District. The Bulfinch Triangle District will be a continuing strip of the West End Residential Buildings and the North End. The Custom House District will be a continuing strip with the Waterfront residential part and the Fort Point Channel District a continuing residential strip of South Boston (see Map No. M.A.1.)

The residential development potential analysis is based on these opportunities. It means that many assets and constraints will have to be made of the discussed area and its buildings. In detail: An analysis of accessibility by both public and private transportation; an evaluation of the condition and capacity of existing infrastructure; a recognition of other unique or constraining site characteristics; and a review of all zoning regulations in these districts to enhance and emphasize the residential trend.

1.BULFINCH TRIANGLE
2.CUSTOM HOUSE DISTRICT
3.TREMONT DISTRICT
4. THEATRE DISTRICT
5. CHINATOWN
6. LEATHER DISTRICT
7. BAY VILLAGE
8. BOYLSTON STREET
9. ST. BOTOLPH STREET
10. FORT POINT CHANNEL
11. TURN PIKE AIR RIGHTS



MAP OF SURVEY

M.A 1

RESIDENTIAL DEVELOPMENT POTENTIAL IN DOWNTOWN

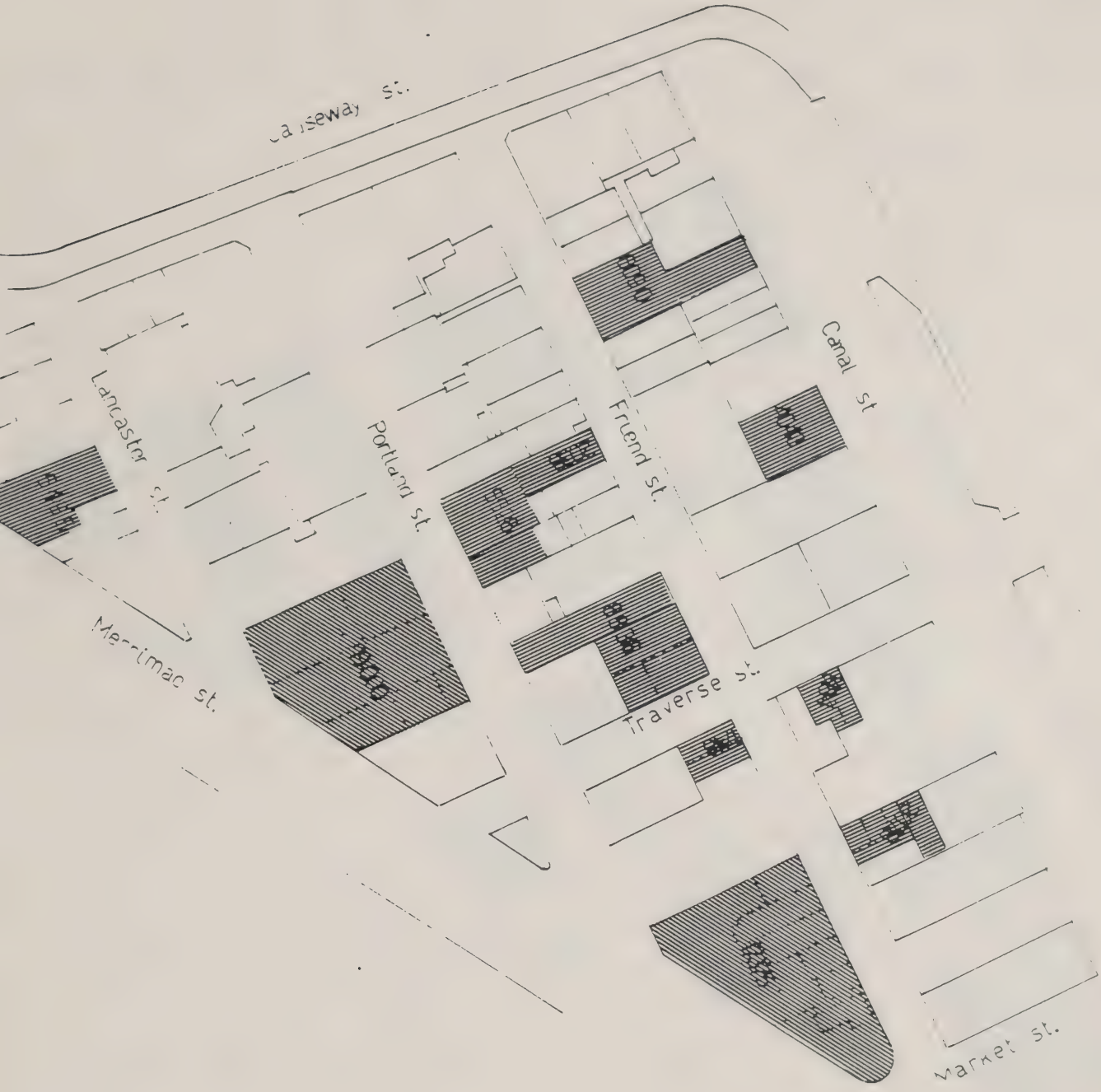
1. BULFINCH TRIANGLE
2. CUSTOM HOUSE DISTRICT
3. TREMONT DISTRICT
4. THEATRE DISTRICT
5. CHINATOWN
6. LEATHER DISTRICT
7. BAY VILLAGE "
8. BOYLSTON STREET
9. ST. BOTOLPH STREET
10. FORT POINT CHANNEL
11. TURN PIKE AIR RIGHTS

M.C.1.a.

BULFINCH TRIANGLE

VACANT LAND

Vacant Lots



M.C. 1.b.

BULFINCH TRIANGLE

Table 11

THE HIGHEST PROBABILITY FOR THE DISTRICT

Number of Stories (Total)	Block No. 1	Block No. 2	Block No. 3	Block No. 4	Block No. 5	Block No. 7	Total Number Of Residential Units
6	0	30	172	171	0	103	476
7	0	0	0	0	203	0	203
8							-
9	217						217
Total	217	30	172	171	203	103	896

Bulfinch Triangle

The Residential Development Potential = 900 Dwelling Units.

BUILDING CONDITION
(from BRA survey)

A/B condition

C condition

D condition

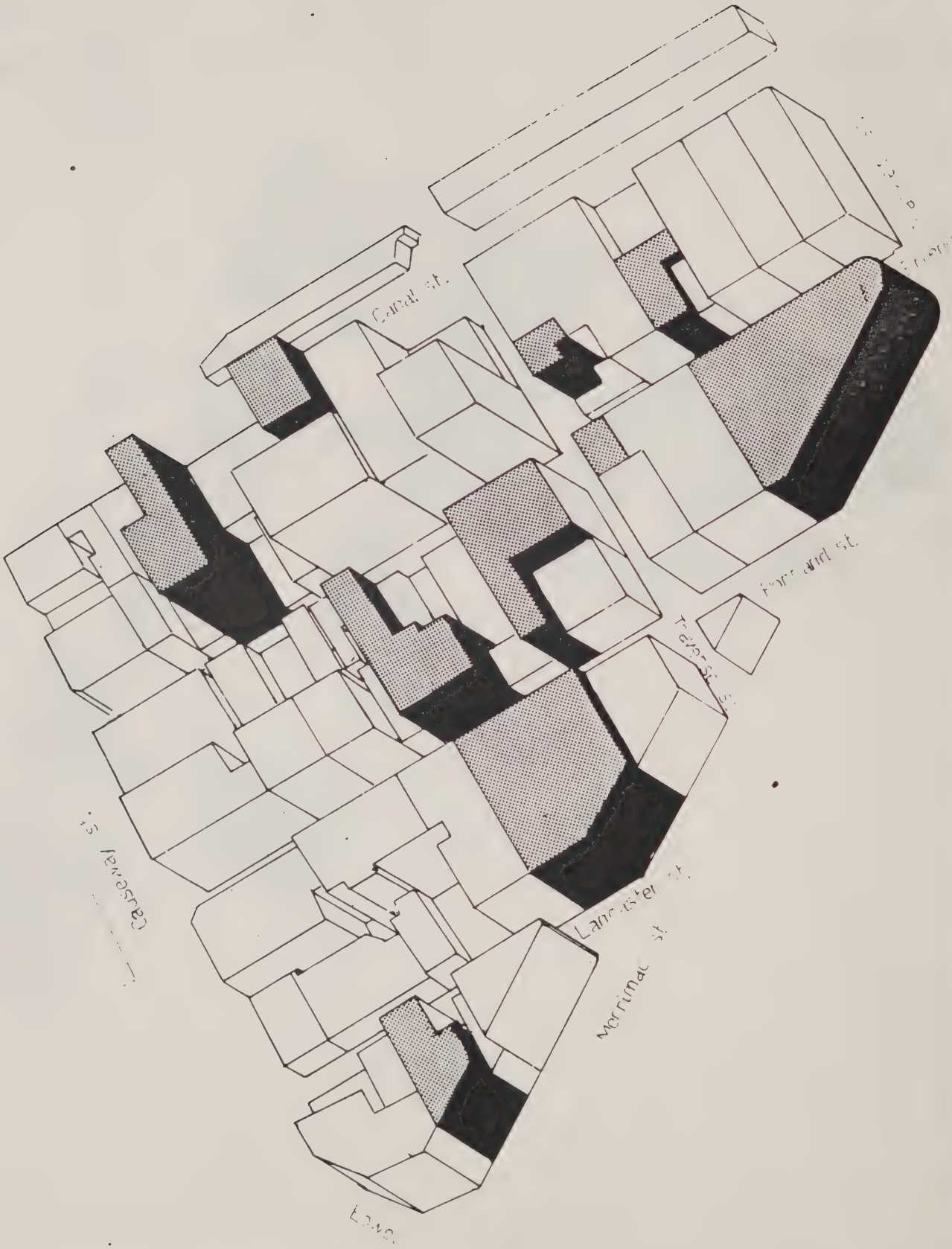
E condition

M.C.1.c.

BULFINCH TRIANGLE

THE "INFILL"

New building
Potential



M.C.1.d.

BULFINCH TRIANGLE

M.C.2.a.

CUSTOM HOUSE DISTRICT

Custom House District

The 1st Alternative

a. Vacant Lots

The total vacant land in the Custom House District is 31,300 square feet. Taking in consideration that 7,100 square feet are very close to the Expressway, leaves for residential development a potential 24,000 square feet. Using a 0.8 footprint area, the real useful land area will be 19,000 square feet. As seen in Table 12, if all the "infill" buildings will be designated for residential use, the number of new dwelling units will be between 95 units and 361 units, function of the height of the buildings.

Table 12

NEW BUILDINGS ON VACANT LOTS

* Number of Stories for Apartment Use		Gross Floor Area on Vacant Lots	Number of Dwelling Units	Floor Area Ratio
6	(5)	95,000	95	4.9
8	(7)	133,000	133	6.5
10	(9)	171,000	171	8.1
12	(11)	203,000	203	9.5
14	(13)	247,000	247	11.2
15	(14)	266,000	266	12.1
20	(19)	361,000	361	16.0

* The real height available for residential use will be one story less for ground floor stores.

b. Rehabilitation of Existing Buildings

Concentrating on buildings in C/D/E condition, excluding buildings bordering the Expressway and including historic buildings, the

VACANT LAND

Vacant Lots

M.C.2.b.

CUSTOM HOUSE DISTRICT

SIGNIFICANCE

CATEGORY

fromBRA su

A B condition

C condition

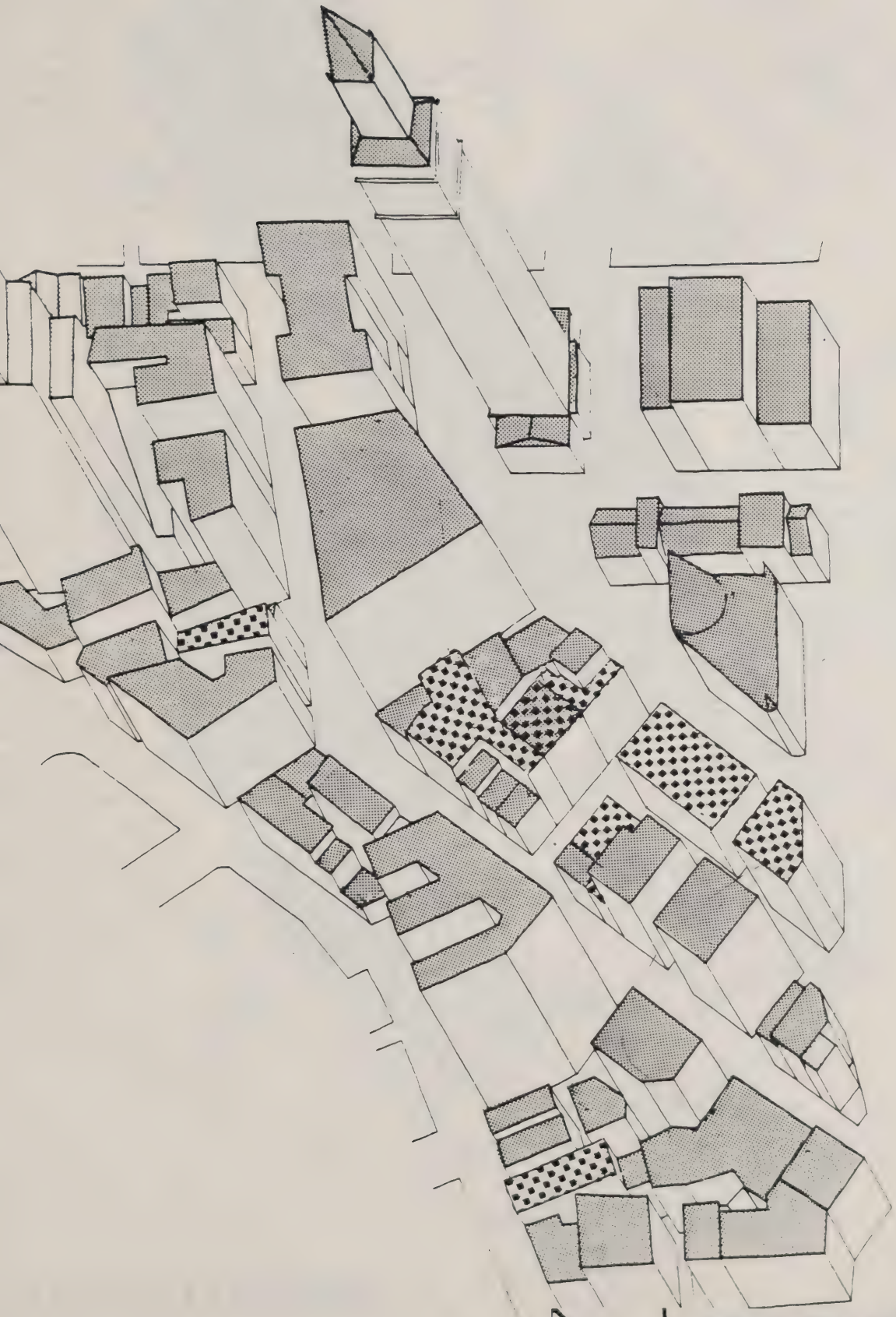
D condition

E condition

M.C.2.d.

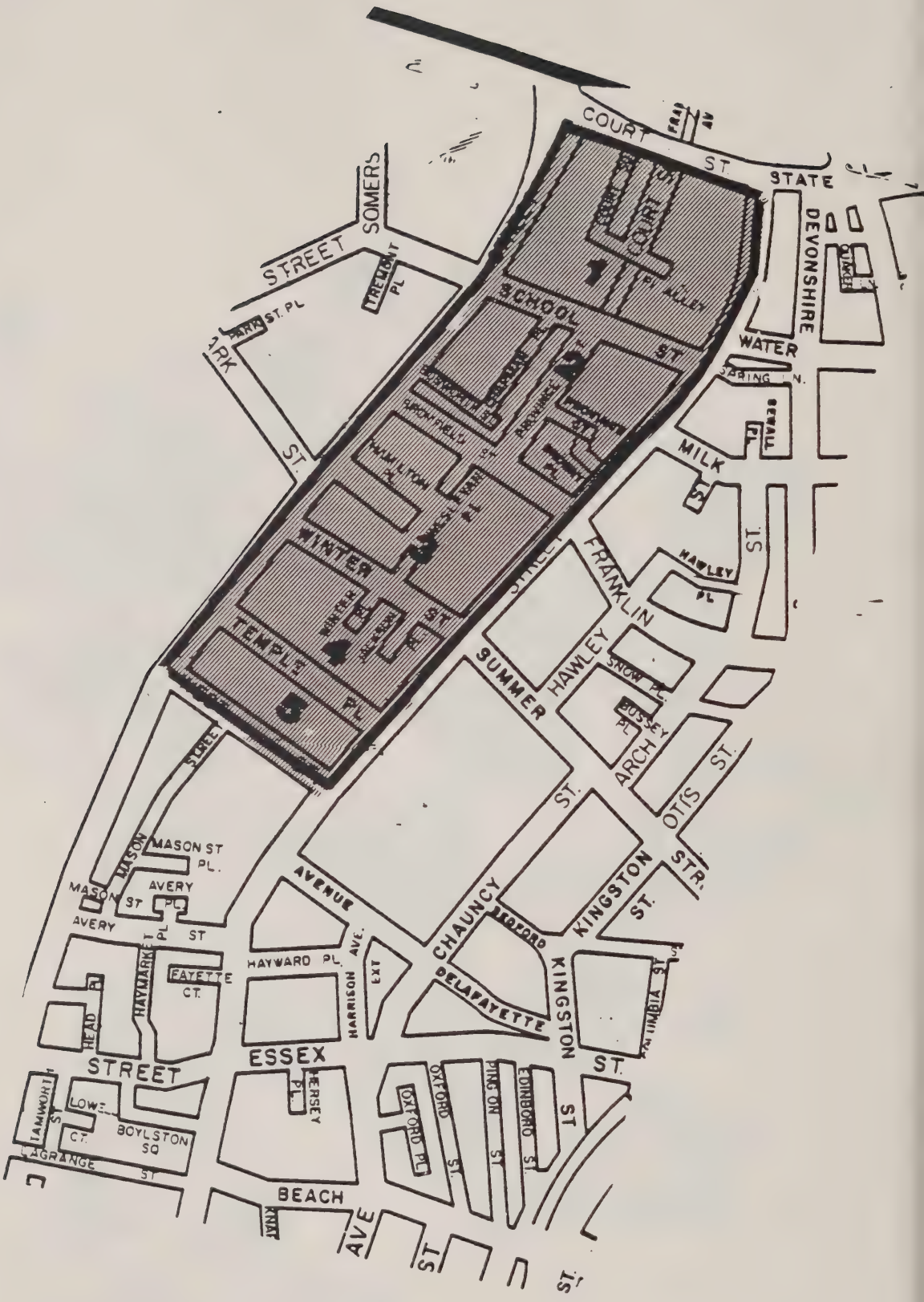
CUSTOM HOUSE DISTRICT

"INFILL"
New Building Potential



M.C.2.e.

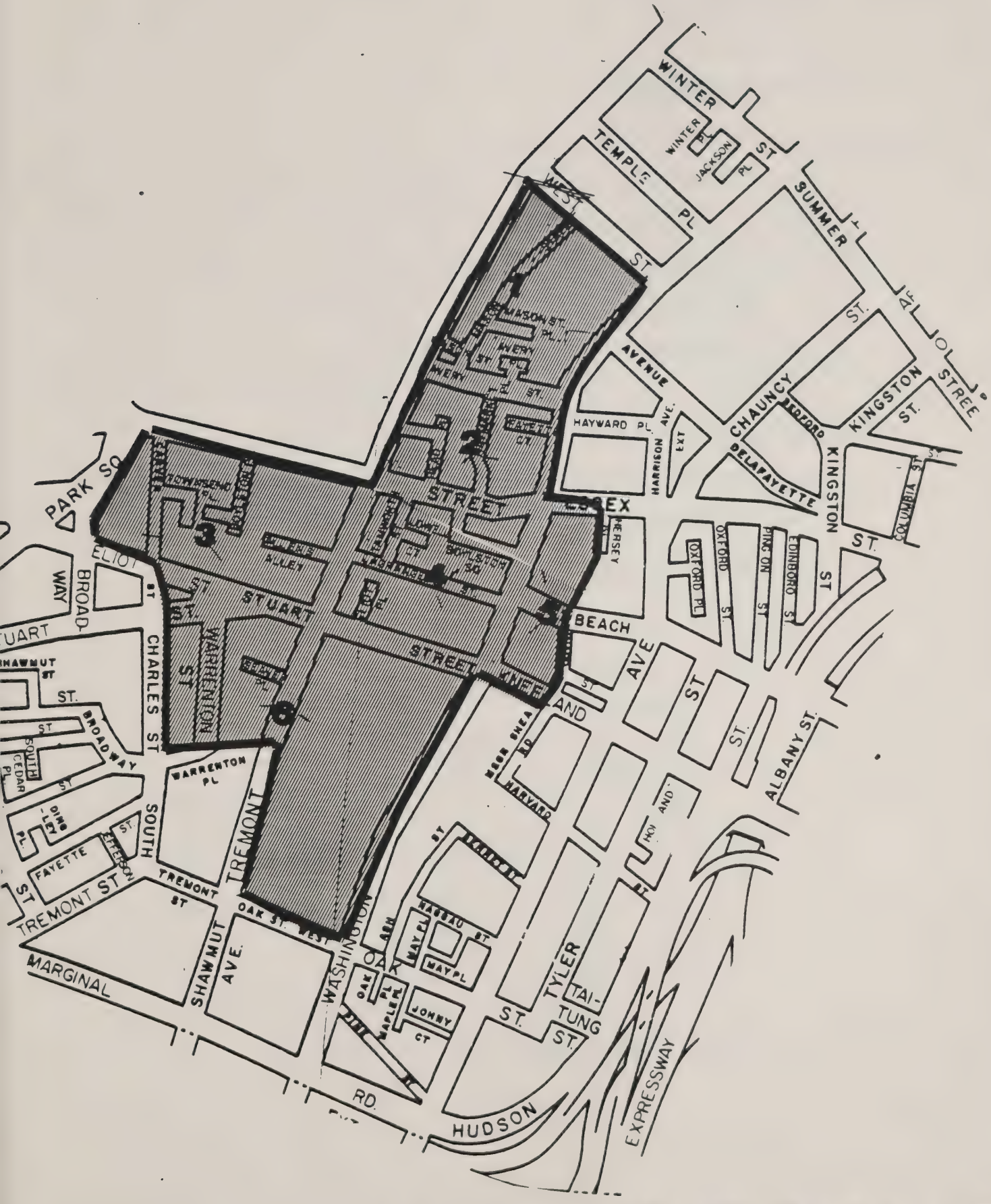
CUSTOM HOUSE DISTRIC



M.C.3.a.

TREMONT DISTRICT

0 400 800 1600 FEET



M.C.4.a.

THEATRE DISTRICT

The Theatre District

The 1st Alternative

a. Vacant Lots

The Theatre District can be divided in three large blocks: between West Street and Boylston/Essex Streets; between Tremont/Essex Streets and Stuart/Kneeland Streets; between Stuart Street and Warrenton Street.

The total vacant area in the Theatre District is 153,547 square feet, including the Keith Block and Parcels 31, 32, and 30. With a footprint area of 0.8, the useful footprint area will be 122,838 square feet. As seen in the Table 1, if all the "infill buildings" will be used for residential use, excluding the first two floors, the number of dwelling units will be 1,474 units. It does not mean that all these new buildings have to be for only residential use.

Table 17

NEW BUILDINGS ON VACANT LOTS

Number of Stories for Residential Use		Gross Floor Area on Vacant Lots	Number of Dwelling Units (Residential Potential Development)
10	*(8)	982,704	983
11	(9)	1,105,542	1,105
12	(10)	1,228,380	1,228
13	(11)	1,351,218	1,351
14	(12)	1,474,056	1,474

* The real height available for residential use.

Village District and a mixed use of commercial/residential will be successful. The real potential lot area is 16,000 square feet. It means, with a floorprint area of 0.8, an average height of 6 stories, to have a GFA of 77,000 square feet, or 80 dwelling units. It includes the "Theatre District Apartments" of 40 dwelling units. A possible conversion of the Bradford Holel (C condition) into a residential building, with its building area of 225,000 square feet, will add another 230 dwelling units. Adding the 280 dwelling units from the conversion of the Don Bosco Schools, the maximum total number of residential units in the block will be 360 units.

The residential development potential of the Theatre District will be:

Block 1-100,000 square feet, 100 units

Block 2-240,000 square feet, 240 units

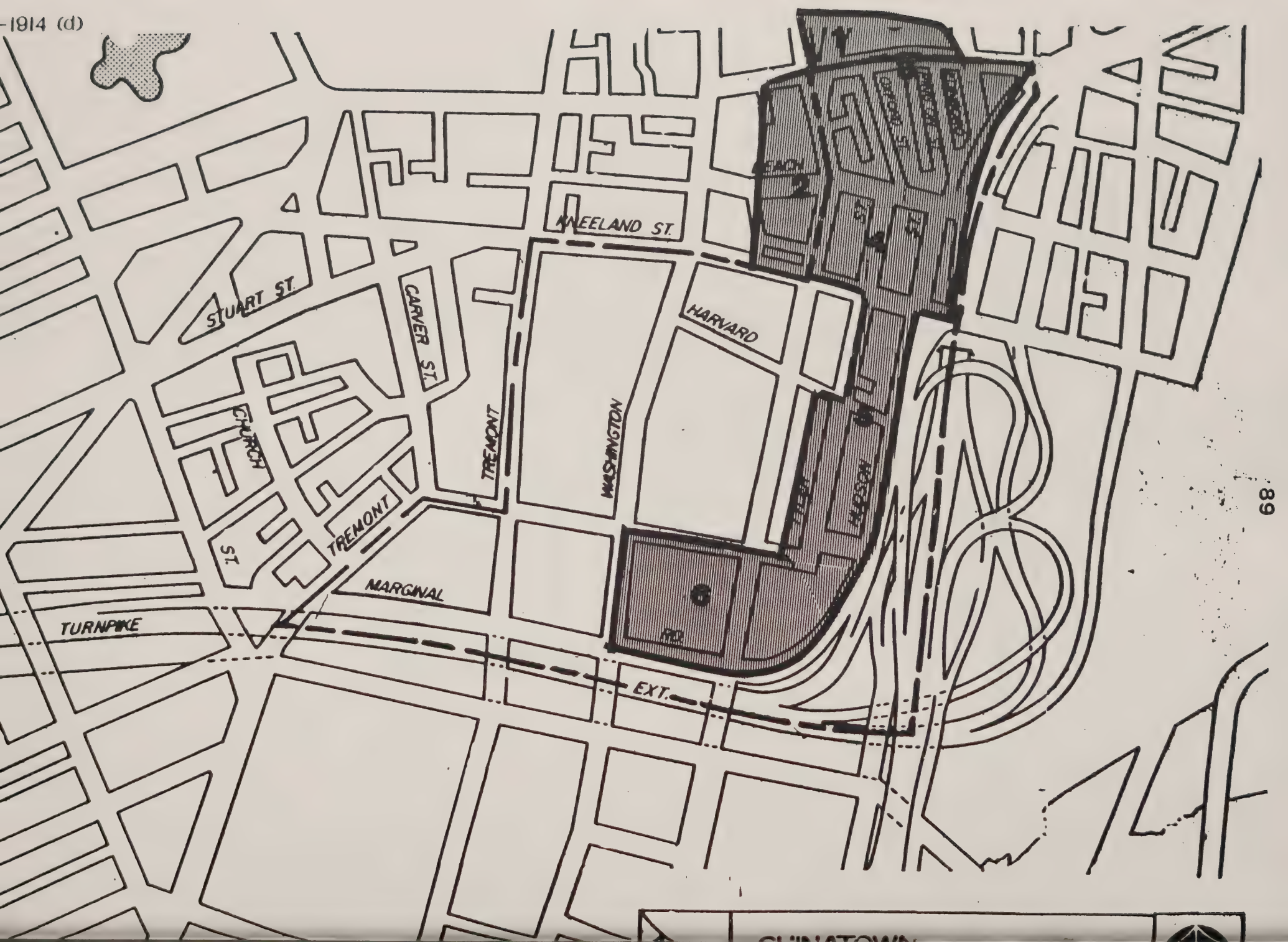
Block 3-170,000 square feet, 270 units

Block 4-380,000 square feet, 380 units

Block 6 360 units

The Theatre District

The Residential Development Potential 1,250 Dwelling Units.


KNEELAND ST.
STUART ST.
CARVER ST.
HARVARD
TREMONT
WASHINGTON
CHURCH
ST.
TREMONT
MARGINAL
TURNPIKE
EXT.

M.C.6.a.

LEATHER DISTRICT

The Leather District

The 1st Alternative

a. Vacant Lots

The total vacant lot area is 28,000 square feet, including 12 small lots on Kneeland Street. With a footprint area of 0.8 the Gross Floor Area will be as shown in the following table:

Table 24

NEW BUILDING ON VACANT LOTS

* Number of Stories for Apartment Use		Gross Floor Area on Vacant Lots	Number of Dwelling Units	Floor Area Ratio
6	(5)	112,000	112	5.0
7	(6)	134,400	134	5.7
8	(7)	156,800	157	6.6
10	(9)	201,600	202	8.2
11	(10)	224,000	224	9.0
14	(13)	291,200	291	11.4

* The real height available for residential use.

b. Existing Buildings

Concentrating on buildings in C/D/E condition, the total number of Gross Floor Area (GFA) will be as shown in the following table:

Table 25

EXISTING BUILDINGS

Building Condition	Lot Area in Square Feet	Gross Floor Area for Residential Use (2 Floors For Commercial Use)	Total Gross Floor Area Mixed Use	FAR
C	25,000	90,000	140,000	5.6
D	47,000	270,000	363,000	7.7
E	2,000	10,000	10,000	5.0
Total	74,000	370,000	513,000	

VACANT LAND

Vacant Lots

LEATHER DISTRICT

M.C.6.b.

Block 5

The vacant lot area is 1,896 square feet. With a height of 6 stories and a footprint area of 0.8, the building area will be 11,400 square feet. The residential development potential will be 7,600 square feet, or 8 dwelling units. The only building in "D" condition has 57,000 building square feet. Using the first 2 floors for commercial use, leaves for residential use 43,000 square feet, or 43 dwelling units.

Block 6

The total vacant lot area is 13,000 square feet. With a footprint of 0.8 and a 12-stories height, the gross building area will be 182,000 square feet. Using for commercial use the first two stories, the residential development potential will be 152,000 square feet or 152 dwelling units. The Essex Hotel, if converted into dwelling units, has 113,000 square feet for residential use, or 113 dwelling units.

The total residential development and rehabilitation potential in the Leather District is 475 dwelling units.

The Leather District

The Residential Development Potential = 475 Dwelling Units.

BUILDING CONDITIO

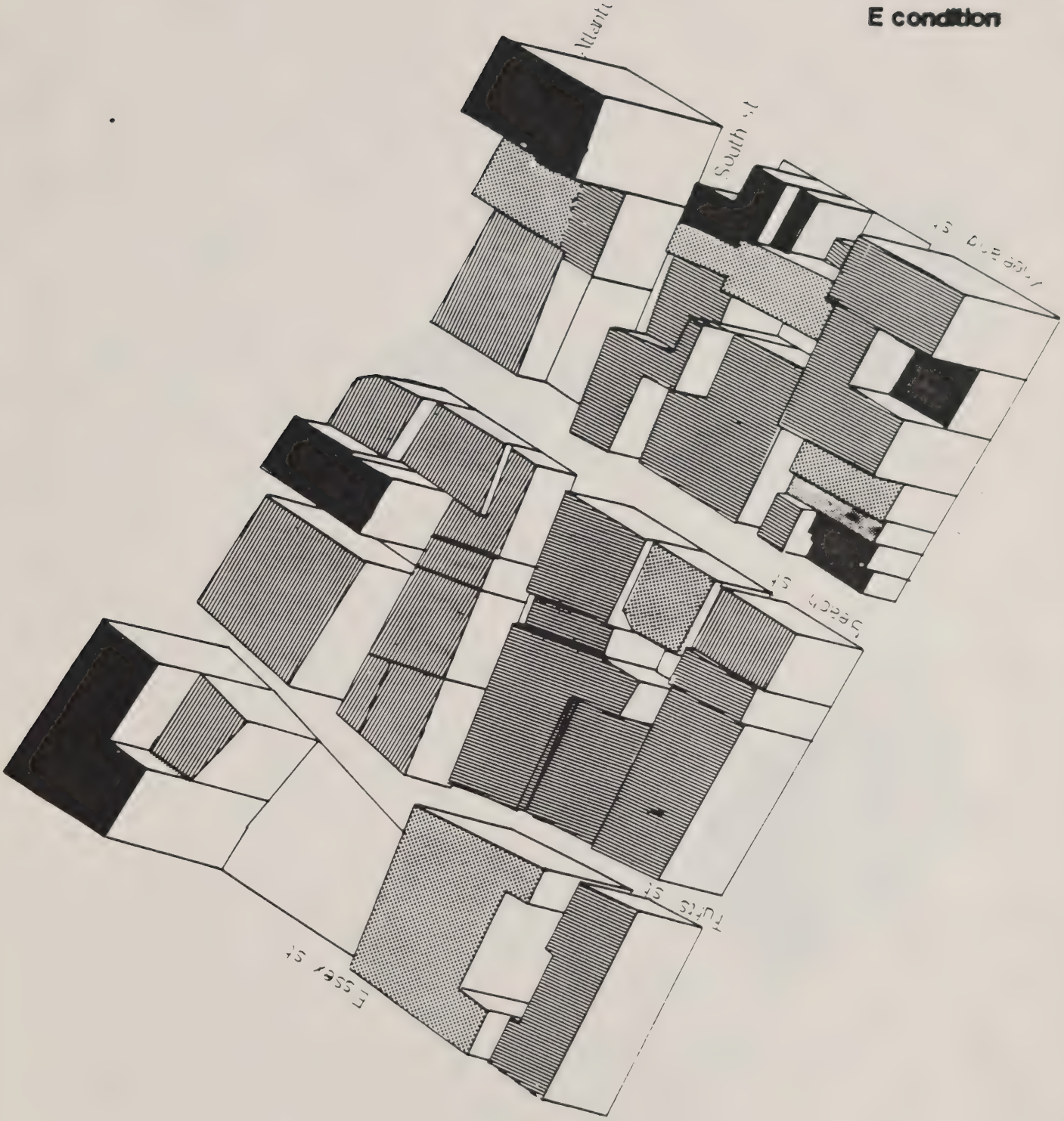
(from B.R.A. survey

A/B condition

C condition

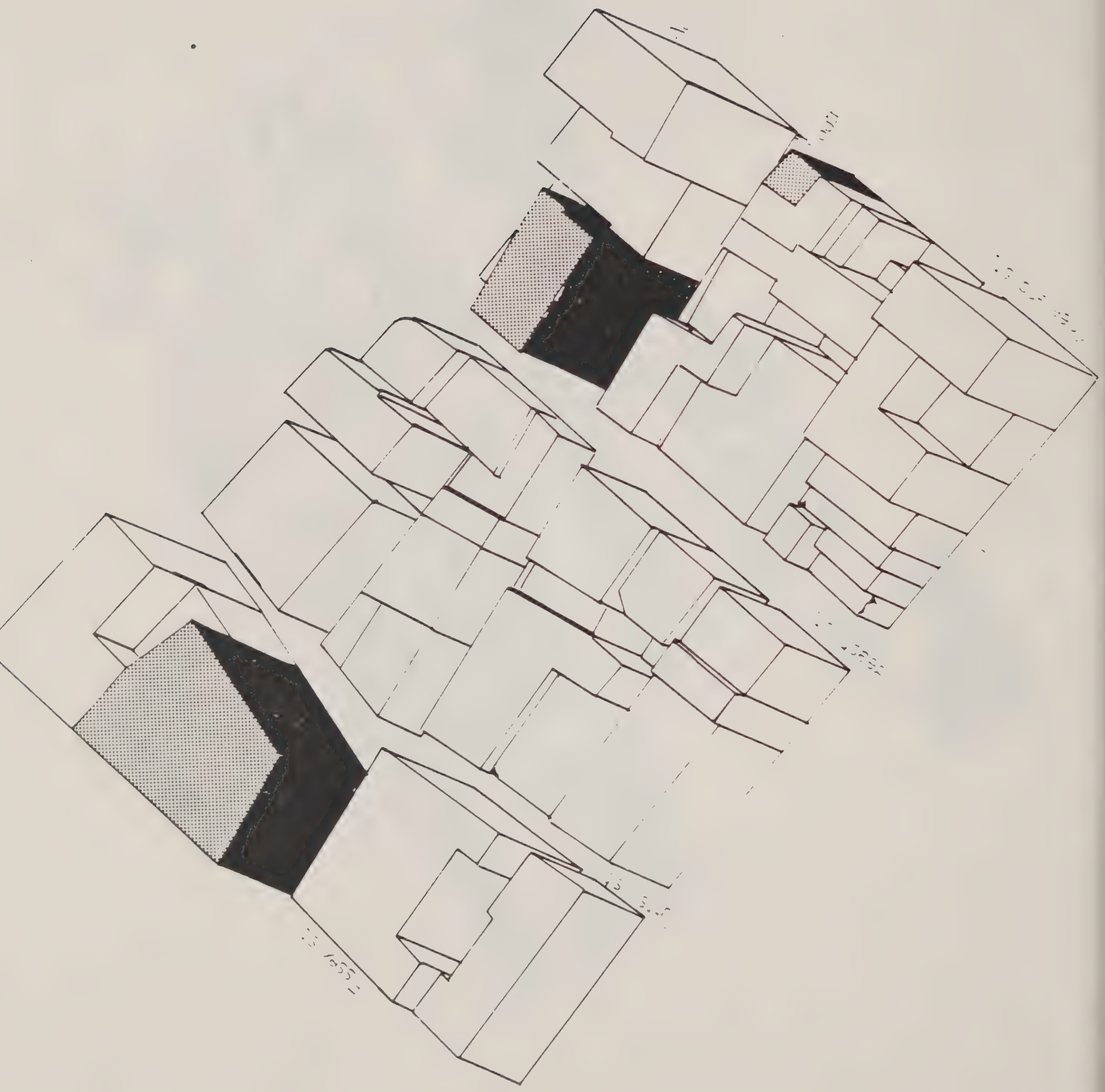
D condition

E condition



M.C. 6.c.

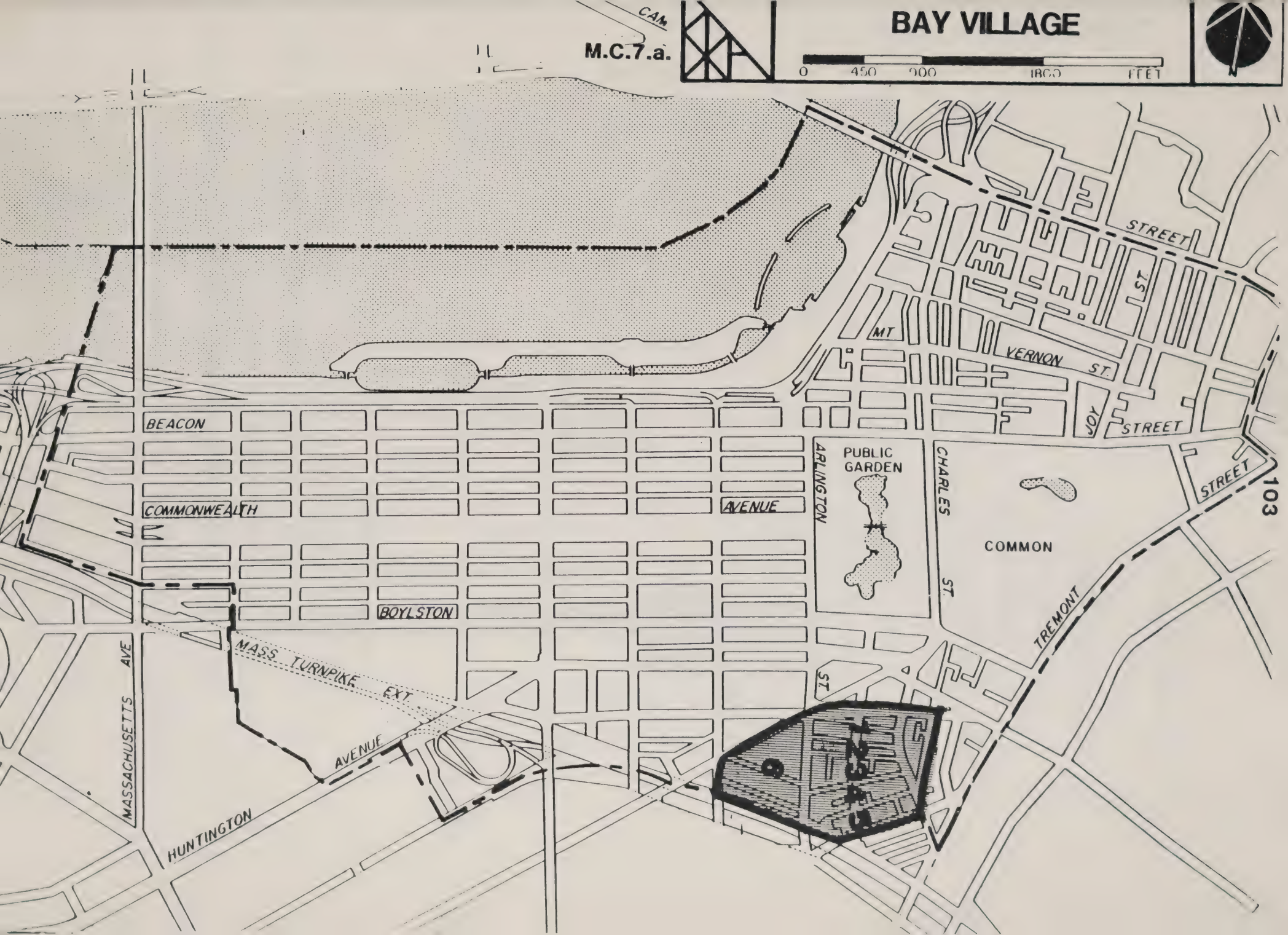
LEATHER DISTRICT



M.C.6.d.

LEATHER DISTRICT

M.C.7.a.


BAY VILLAGE
0 450 900 1800 FEET
CAM
BEACON
COMMONWEALTH
AVENUE
BOYLSTON
MASS. TURNPIKE EXT.
AVENUE
MASSACHUSETTS AVE
HUNTINGTON
AVENUE
ARLINGTON
ST.
PUBLIC GARDEN
CHARLES
ST.
COMMON
TREMONT
ST.
MT
VERNON ST.
JOY
STREET
STREET
STREET
103

The Bay Village District

The 1st Alternative

a. Vacant Lots

The district can be divided into three large blocks: between Charles St South and Church Streets; between Church and Arlington Streets; between Arlington Street and Columbus Avenue.

The total vacant area is 77,000 square feet. With a footprint area of 0.6, the useful lot area will be 46,300 square feet. Using all the "infill" buildings for residentuse, the maximum number of dwellings will be 278 units. This number includes the use of vacant lots near the Turnpike Expressway and other isolated lots.

Table 27

NEW BUILDINGS ON VACANT LOTS

Number of Stories	Gross Floor Area on Vacant Lots	Number of Dwelling Units	F.A.R
2	92,600	93	1.2
3	138,900	139	1.8
4	185,200	185	2.4
5	231,500	232	3.0
6	277,800	278	3.6

b. Existing Buildings

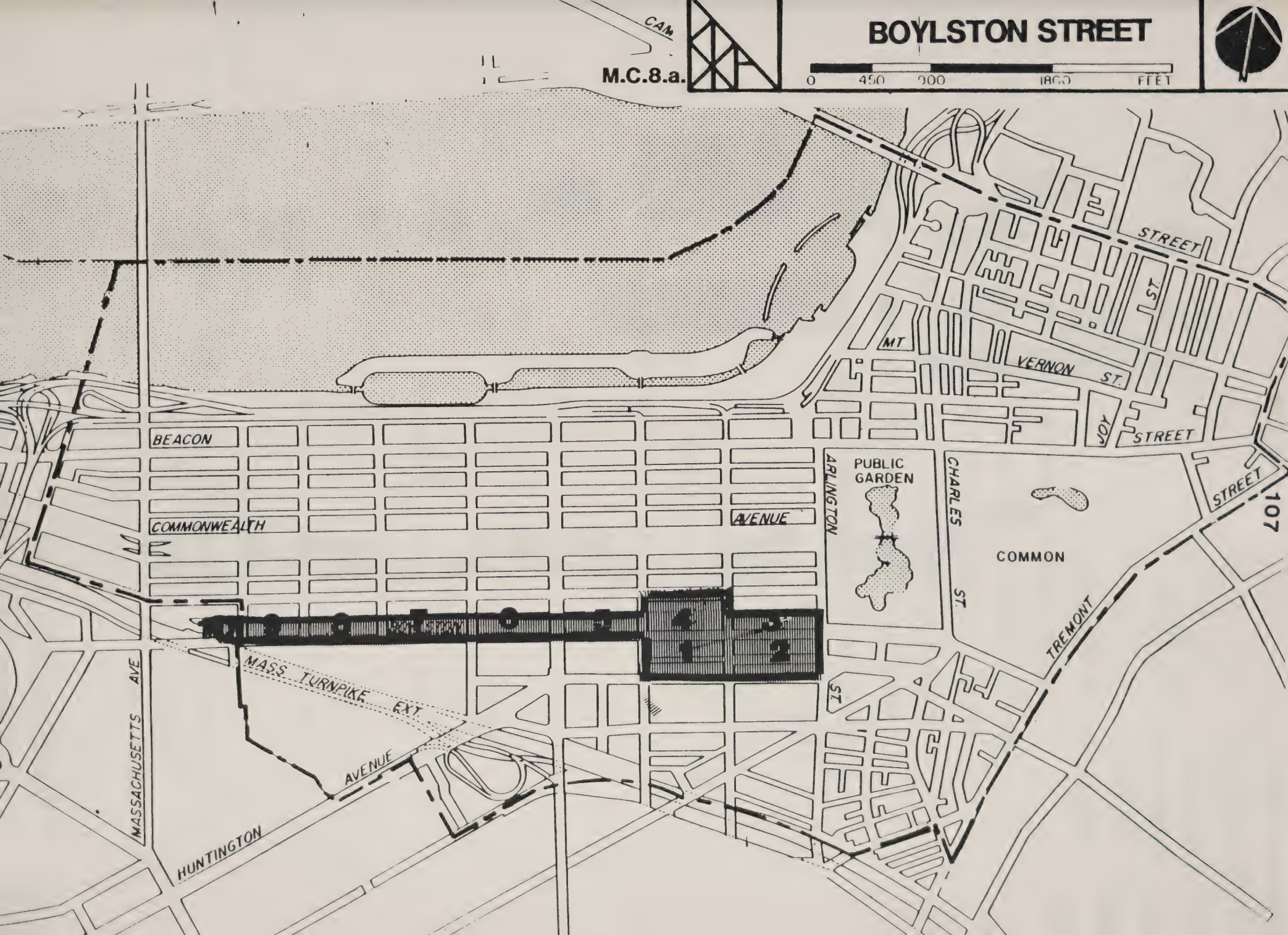
Concentrating on buildings in C/D/E condition, only a few of them are not for residential use. Their total gross building area is 66,000 square feet, which means 66 dwelling units.

The maximum residential development potential in the district will be 344 dwelling units.

M.C.8.a.

BOYLSTON STREET

0 450 900 1800 FEET



Boylston Street

a. Vacant Lots

Excluding the new project on the corner of Boylston and Gloucester Streets, the only vacant lot is occupied by a gas station, 807 Boylston Street at the corner of Fairfield. The lot area is 6,740 square feet, and with a 0.7 footprint area and maximum height of 6 stories, the total building area will be 28,00 square feet. Using the ground floor for commercial use leaves 24,000 square feet for residential use, or 24 dwelling units.

b. Existing Buildings

Concentrating on buildings in C/D/E condition, the total number of gross building area will be as shown in the following table:

Table 28

TOTAL NUMBER OF DWELLINGS

Building Condition	Lot Area In Square Feet	G.F.A. for Residential Use in Square Feet	Total G.F.A For Mixed Use	F.A.R.
C	72,700	76,000	147,000	3.4
D	23,800	38,000	66,000	2.7
E	12,000	19,000	46,000	3.8
Total	108,500	133,000	359,000	

The number of dwelling units in rehabilitated buildingswill be 133 units. The total number of dwelling units for residential development will be 157 units.

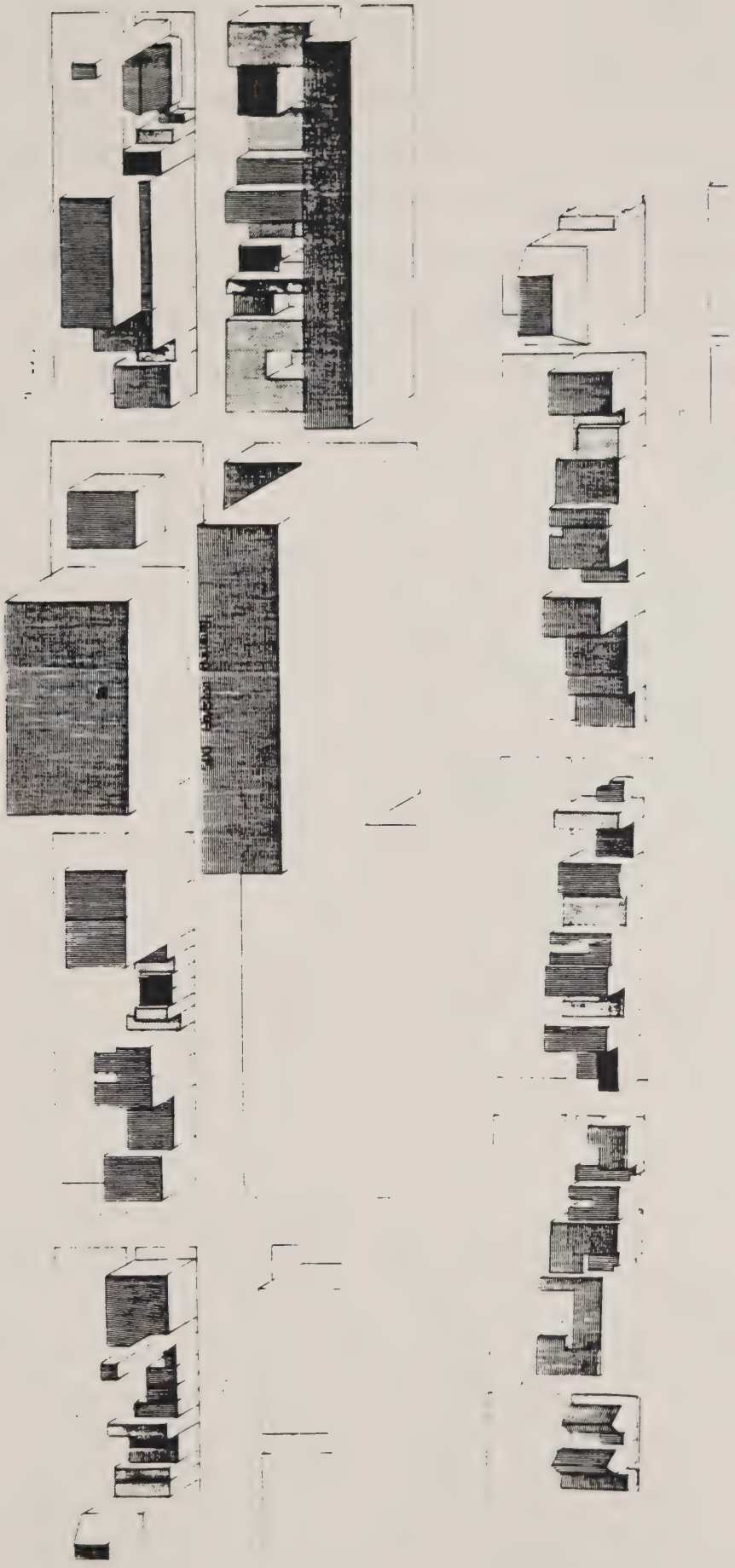
BUILDING CONDITION
from B.R.A. survey

A/B condition

C condition

D condition

E condition



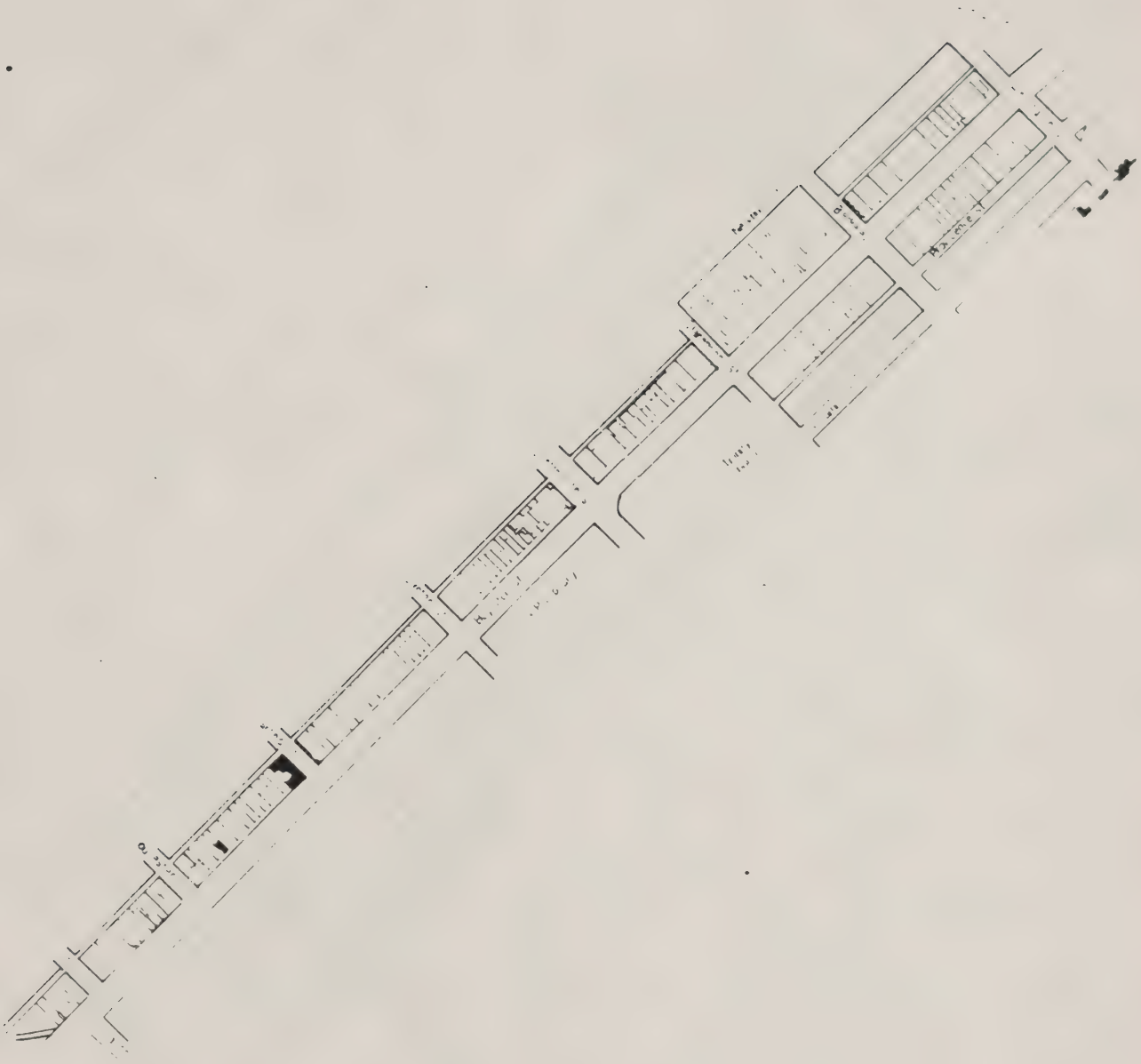
M.C.3.b.

BOYLSTON STREET

The total gross floor in C and D condition is larger than shown in Table 28. The commercial buildings in fair and poor condition that are fully-occupied by commercial use now (as 330 Boylston Street, 420 Boylston Street) were not taken into consideration for conversion to residential units. Buildings in A/B condition, although they also could be converted to residential use, were also not counted.

VACANT SPACE

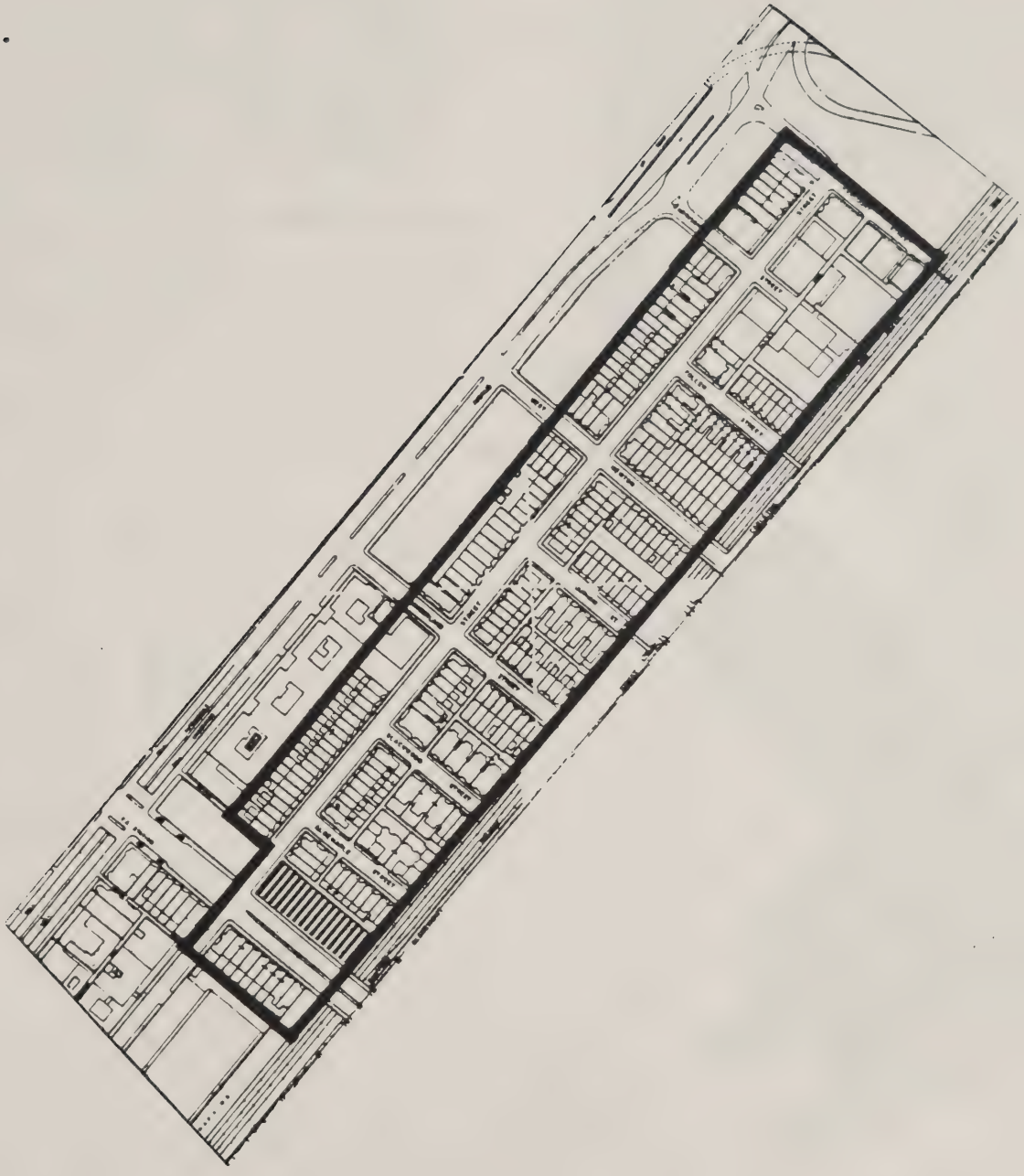
Vacant lots



M.C.8.c.

BOYLSTON STREET

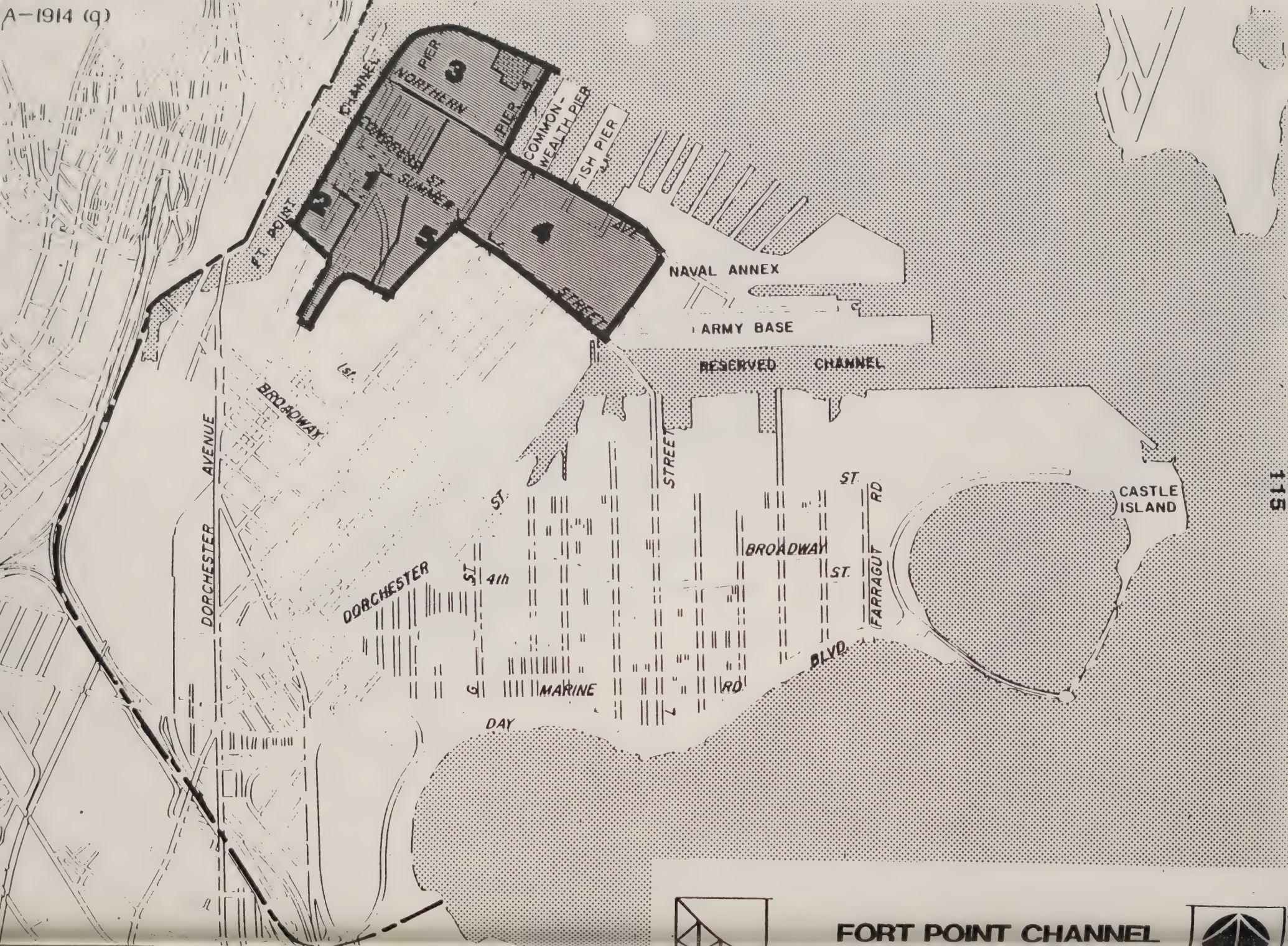
COMMONWEALTH
KENMORE SQ
STREET
AVENUE
BEACON
STREET
AVENUE
BOYLSTON
FENS
MASSACHUSETTS
AVENUE
AVE
BACK BAY
BROOKLINE
HUNTINGTON
ST.BOTOLPH STREET



M.C.9.b.

ST.BOTOLPH STREET

A-1914 (9)



FORT POINT CHANNEL

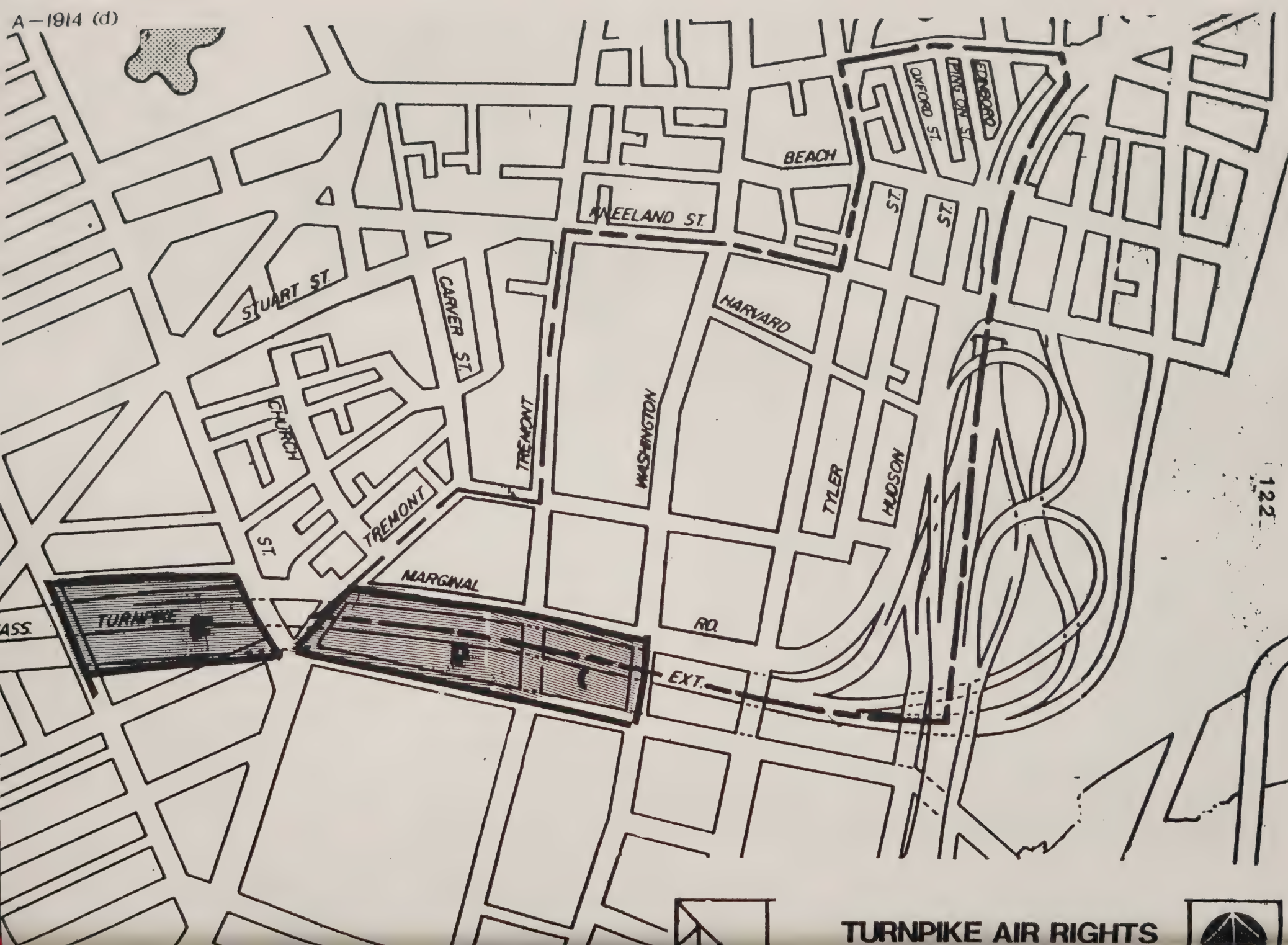
As seen in Table 35, the residential development potential, using a F.A.R. of 7 and footprint of o.6, there are 3,087 dwelling units.

3. Piers 1, 2, 3, 4

Using the master plan presented by Jung/Brannen Associates, the maximum residential development potential will be 1,346 dwelling units. Taking into consideration for use another 0.4 million square feet for housing (from the potential 1.4 million square feet of office) means adding another 400 dwelling units. The total residential development potential will be 1,746 units.

4 & 5. These areas are designated for commericial use.

A—1914 (d)



TURNPIKE AIR RIGHTS

The maximum residential potential will be 434 dwelling units (with a maximum height of 6 stories, F.P.A. of 0.5 and F.A.R. 2.4.

Parcel C

The lot area of Parcel C is 123,000 square feet (or 3 acres). Using a maximum height of 14 stories and a footprint area of 0.5, the residential potential will be only 50 percent of the G.F.A. as shown in the following table.

Table 37

RESIDENTIAL POTENTIAL

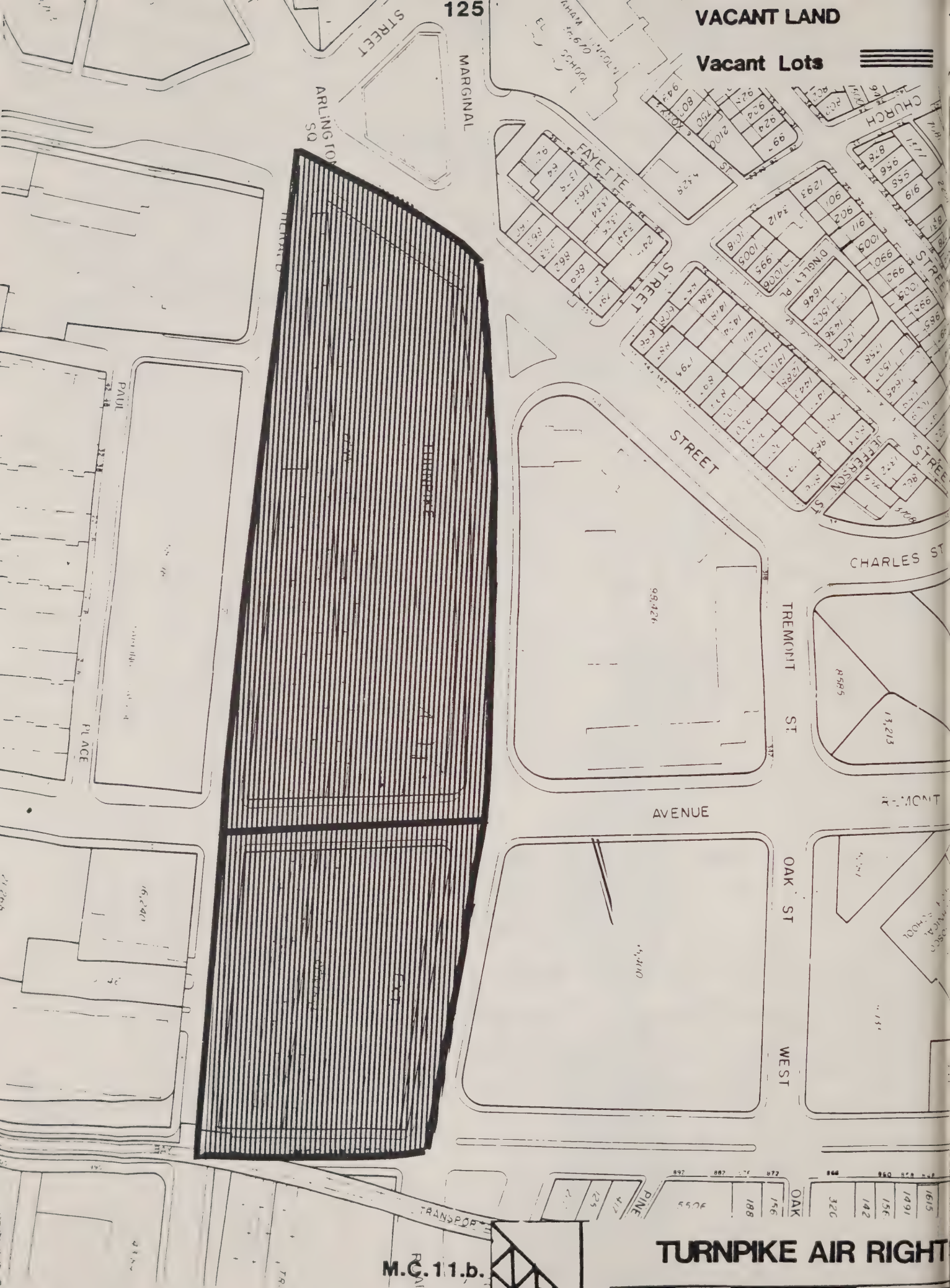
No. of Stories	G.F.A. In Sq. Ft.	No. of Dwelling Units	F.A.R.
6	193,500	194	1.50
7	225,750	226	1.75
8	258,000	258	2.00
9	190,250	290	2.25
10	322,500	323	2.50
12	387,000	387	2.75
14	451,500	452	3.50

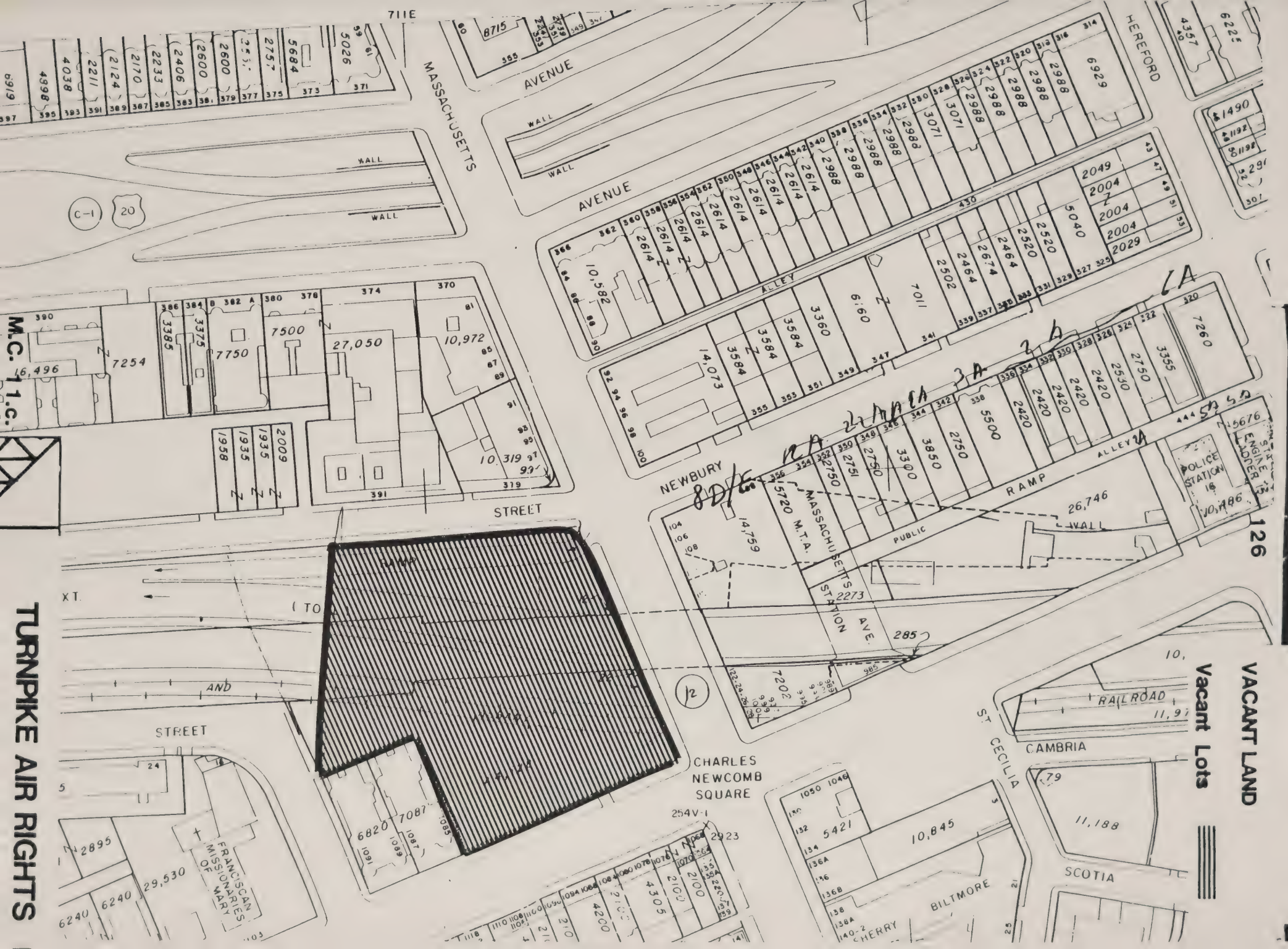
The maximum number of dwelling units will be 450 units.

Parcel Massachusetts Avenue/Boylston Street

The lot area of this parcel is 44,128 square feet. Using a maximum height of 14 stories and a footprint area of 0.6, the Gross Foot Area will be 370,675 square feet and a F.A.R. = 8.4. Using 80 percent for residential use, the residential development potential will be 300 dwelling units. (See Map M.C.11.c.)

The Residential Development Potential will be 1,180 dwelling units.


125
VACANT LAND
Vacant Lots
MARGINAL
STREET
ARLINGTON SQ
FAYETTE
STREET
CHURCH
DUNSTER PL
JEFFERSON ST
STREET
CHARLES ST
TREMONT ST.
AVENUE
OAK ST
WEST
PAUL
PLACE
TURNPIKE
PINE
OAK
M.C. 11.b.
TURNPIKE AIR RIGHT


711E
MASSACHUSETTS
AVENUE
WALL
HEREFORD
ALLEY
NEWBURY
STREET
RAMP
PUBLIC
MASSACHUSETTS M.T.A.
STATION
AVE.
POLICE STATION 14
ENGINE 13 LADDER 13
M.C. 11.C.
TURNPIKE AIR RIGHTS
VACANT LAND
Vacant Lots
CHARLES NEWCOMB SQUARE
FRANCISCAN MISSIONARIES OF MARY
CAMBRIA
ST. CECILIA
SCOTIA
BILTMORE
RAILROAD
126

Residential Development Potential

The results of the first analysis to check the residential development potential of some Downtown districts are shown in the following table:

Summary Table

RESIDENTIAL DEVELOPMENT POTENTIAL OF SOME DOWNTOWN DISTRICTS

District	Number of Dwelling Units	Districts Not Feasible for Residential Use	Districts Feasible for Residential Use
1. Bulfinch Triangle	900	x	
2. Custom House District	310	x	
3. Ladder (Court-West)	220	½	½
4. Theatre District	1,310		x
5. Leather District	475		x
6. Chinatown	1,025		x
7. Bay Village	370		x
8. Boylston Street	160		x
9. St. Botolph Street	40		x
10. Fort Point Channel	6,500		x
11. Turnpike Air Rights	1,130		x
Total	11,280		

126
VACANT LAND
Vacant Lots
HEREFORD
AVENUE
MASSACHUSETTS
AVENUE
NEWBURY
STREET
RAMP
PUBLIC
MASSACHUSETTS
AVE.
STATION
M.T.A.
CHARLES
NEWCOMB
SQUARE
RAILROAD
ST CECILIA
CAMBRIA
SCOTIA
BILTMORE
STREET
FRANCISCAN
MISSIONARIES
OF MARY
WALL
WALL
WALL
6929
2988
3071
5040
2520
2464
2674
2502
7011
6160
3360
3584
14,073
10,582
5500
2750
3850
3300
2751
15720
14,759
7202
10,845
5421
10,972
10,319
27,050
7500
7750
3375
3385
7254
16,496
2009
1935
1958
5026
5684
2757
2600
2406
2233
2170
2124
2211
4038
4998
6919
7100
6820
29,530
M.C. 11.c.
TURNPIKE AIR RIGHTS

Residential Development Potential

The results of the first analysis to check the residential development potential of some Downtown districts are shown in the following table:

Summary Table

RESIDENTIAL DEVELOPMENT POTENTIAL OF SOME DOWNTOWN DISTRICTS

District	Number of Dwelling Units	Districts Not Feasible for Residential Use	Districts Feasible for Residential Use
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5. Leather District	475		x
6. Chinatown	1,025		x
7. Bay Village	370		x
8. Boylston Street	160		x
9. St. Botolph Street	40		x
10. Fort Point Channel	6,500		x
11. Turnpike Air Rights	1,130		x
Total	11,280		

D. GENERAL NOTES AND REMARKS

1. A Short Analysis of the Findings

As seen in the first analysis of the Residential Development Potential in Downtown (R.D.P.D.) the existing potential has a range of intensity in the various districts. The districts in Downtown could be divided into 4 groups.

a. Existing Residential District-Bay Village, St. Botolph Street, Chinatown

b. Nonresidential District-Existing Residential Potential and Meeting City Goals of Residential/Commercial Development-Leather District, Theatre District, Fort Point Channel, Boylston Street

c. Nonresidential District-Existing Residential but Do Not Meet City Goals of Only Commercial Development-Custom House District, Bulfinch Triangle District

d. Nonresidential District-Do Not Have Residential Potential-Tremont District (Court/West Streets)

2. Issues Upcoming

The first task in evaluating Options of Residential Development Potential in Downtown (R.D.P.D.) is to have all the base data for all assessment categories. It includes:

City Goals and objectives for Revitalization are:

- increasing the number of new housing units, in new and old buildings;
- diversification of housing opportunities;
- property value upgrading.

Area Description/Major Physical Assets and Constraints:

- area extension and boundaries of the districts;
- existing surroundings, influences on area;
- major changes in population area.
- description of structure condition and adaptability;
- area amenities;
- locational and access advantages;
- community services;
- infrastructure conditions;
- opportunities for treating area as a whole.

Regulatory Opportunities and Constraints regarding residential use; existing zoning provisions and opportunities for changing.

Economic and Market Overview - The existing and anticipated changes in demographics and economic factors

- population, household composition
- disposable income, employment and jobs
- residential characteristics

Investment Climate Overview - Financial potential for private investors in the residential development.

Social Concerns Interests-Identify special interest groups that are likely to be impacted by development for residential use.

Catalytic Potential-how the proposed development will impact adjacent areas in terms of:

- jobs
- taxes
- area image.

To compare the Alternatives of Residential Development Potential means to analyze the type of impact items that are most important.

3. Next Steps - Analysis of Economic Feasibility

Introduction

This chapter will analyze only the districts which have a potential for residential development and have not major constraints regarding this residential use. Then it will analyze the options of condominiums and apartments.

Each option will be described by:

a. Magnitude and Character for Each Alternative

- Number of units or square footage of suitable space in both new and rehabilitated buildings;
- anticipated construction costs;
- expected sales or rental rates.

b. Financial Feasibility

1. The Financial Pro Forma
   - Development Costs
   - Revenues and Expenditures
2. After Tax Cash Flows
3. Effect of Public Actions on Financial Feasibility

c. Economic Impacts

1. Economic Costs
2. Economic Benefits

d. The Resultant Environment

1. Cultural Significance
2. Activities in the Area

e. Catalytic Potential

f. Opportunities Foregone

g. Evaluation and Selection

TABLE 2

DOWNTOWN BOSTON EMPLOYMENT, 1976-1984
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1982	1983	1984	CHANGE 1976-1984 NUMBER	PERCENT
AGRI.MINING	376	293	267	260	269	283	- 92	-24.6
CONSTRUCTION	3,638	3,198	4,107	4,221	4,181	3,733	95	2.6
MANUFACTURING	24,269	24,441	23,576	22,587	21,361	21,724	- 2,544	-10.5
TRANSPORTATION/PU.	13,209	12,764	14,187	13,978	15,292	15,812	2,603	19.7
WHOLESALE TRADE	9,407	9,473	8,702	7,956	8,266	8,705	- 702	- 7.5
RETAIL TRADE	22,284	22,219	22,535	22,360	22,897	25,358	3,075	13.8
FINANCE/INS/RE	48,539	49,425	54,952	59,736	59,471	60,601	12,062	24.9
SERVICES	69,653	70,500	82,686	85,143	87,523	90,299	20,647	29.6
HOTEL	3,521	3,563	4,891	4,825	4,960	5,405	1,883	53.5
MEDICAL	11,297	11,034	12,242	12,791	13,149	13,097	1,800	15.9
EDUCATIONAL	5,154	5,536	6,725	6,924	7,118	7,048	1,894	36.7
CULTURAL	2,674	2,672	2,661	2,691	2,766	2,835	161	6.0
SOCIAL/NONPROFIT	9,776	9,838	11,316	11,403	11,722	12,534	2,758	28.2
BUSINESS	18,481	18,498	21,573	22,050	22,666	24,338	5,857	31.7
PROFESSIONAL/OTHER	18,749	19,358	23,278	24,458	25,142	25,043	6,294	33.6
GOVERNMENT	46,785	47,244	52,819	49,037	50,454	51,362	4,577	9.8
PROPRIETORS	4,727	4,861	5,266	5,403	5,684	5,877	1,151	24.3
TOTAL ALL SECTORS	242,885	244,418	269,097	270,680	275,398	283,755	40,870	16.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

4.08.85 JPB

TABLE 5

CITY OF BOSTON EMPLOYMENT, 1984, 1990 AND 1995

INDUSTRY	1984	1990	1995	CHANGE 1984-1990 NUMBER	CHANGE 1984-1990 PERCENT	CHANGE 1990-1995 NUMBER	CHANGE 1990-1995 PERCENT
AGRI./MINING	597	514	526	- 83	-14.0	13	2.5
CONSTRUCTION	9,239	12,545	13,586	3,306	35.8	1,041	8.3
MANUFACTURING	47,788	55,250	57,460	7,462	15.6	2,210	4.0
TRANSPORTATION/PU.	40,857	40,599	43,117	- 258	- 0.6	2,517	6.2
WHOLESALE TRADE	27,407	27,481	28,497	74	0.3	1,017	3.7
RETAIL TRADE	62,598	62,649	65,531	51	0.1	2,882	4.6
FINANCE/INS/RE	77,964	90,446	95,782	12,482	16.0	5,336	5.9
SERVICES	204,868	238,132	270,994	33,264	16.2	32,862	13.8
HOTEL	7,220	10,707	12,003	3,487	48.3	1,296	12.1
MEDICAL	62,994	74,890	83,277	11,896	18.9	8,388	11.2
EDUCATIONAL	30,812	31,719	34,447	907	2.9	2,728	8.6
CULTURAL	5,144	5,576	5,749	432	8.4	173	3.1
SOCIAL/NONPROFIT	22,327	22,813	23,520	486	2.2	707	3.1
BUSINESS	38,374	47,281	54,042	8,907	23.2	6,761	14.3
PROFESSIONAL/OTHER	37,997	45,145	57,955	7,148	18.8	12,810	28.4
GOVERNMENT	93,368	93,599	98,279	231	0.2	4,680	5.0
PROPRIETORS	13,131	10,260	8,721	- 2,871	-21.9	- 1,539	-15.0
TOTAL ALL SECTORS	577,547	631,474	682,494	53,927	9.3	51,019	8.1

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S.DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS;
U.S.DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS.

04.12.85 JPB

TABLE 6

DOWNTOWN BOSTON EMPLOYMENT, 1984, 1990 AND 1995

INDUSTRY	1984	1990	1995	CHANGE 1984-1990 NUMBER	CHANGE 1984-1990 PERCENT	CHANGE 1990-1995 NUMBER	CHANGE 1990-1995 PERCENT
AGRI./MINING	283	252	264	- 31	-10.8	12	4.8
CONSTRUCTION	3,733	5,239	5,799	1,506	40.4	560	10.7
MANUFACTURING	21,724	25,958	27,591	4,234	19.5	1,633	6.3
TRANSPORTATION/PU.	15,812	16,238	17,625	426	2.7	1,386	8.5
WHOLESALE TRADE	8,705	9,020	9,559	315	3.6	540	6.0
RETAIL TRADE	25,358	26,229	28,040	871	3.4	1,811	6.9
FINANCE/INS/RE	60,601	72,911	78,913	12,310	20.3	6,002	8.2
SERVICES	90,299	108,233	125,881	17,934	19.9	17,648	16.3
HOTEL	5,405	8,159	9,447	2,754	51.0	1,288	15.8
MEDICAL	13,097	15,849	18,204	2,752	21.0	2,355	14.9
EDUCATIONAL	7,048	7,385	8,284	337	4.8	899	12.2
CULTURAL	2,835	3,128	3,331	293	10.3	203	6.5
SOCIAL/NONPROFIT	12,534	13,036	13,882	502	4.0	846	6.5
BUSINESS	24,338	30,524	36,037	6,186	25.4	5,513	18.1
PROFESSIONAL/OTHER	25,043	30,151	36,694	5,108	20.4	6,543	21.7
GOVERNMENT	51,362	53,214	57,105	1,852	3.6	3,891	7.3
PROPRIETORS	5,877	4,746	4,123	- 1,131	-19.2	- 623	-13.1
TOTAL ALL SECTORS	283,755	322,041	354,900	38,286	13.5	32,859	10.2

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S.DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS;
U.S.DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS.

04.12.85 JPB

DOWNTOWN BOSTON EMPLOYMENT, 1981

	Establishments	Employees
Agriculture and Mining*	26	770
Construction*	120	6,798
Manufacturing*	493	28,528
Transportation and Public Utilities*	264	15,114
Wholesale Trade*	692	10,756
Retail Trade*	1,420	26,955
Finance, Insurance and Real Estate*	1,676	58,640
Services*	3,282	88,101
Nonclassifiable*	451	5,424
Government**	-	52,085
Proprietors**	-	5,431
Total	8,424	298,602

Source: * Boston Neighborhood Business Patterns--Establishments and Employment, by Neighborhood, 1981, Jeffrey P. Brown, Boston Redevelopment Authority, July 1983.

** Boston Employment, Citywide, Downtown, Downtown Office, and Remainder of Boston, 1976-1983 and Projections to 1990 and 1995, Jeffrey P. Brown and Gregory W. Perkins, Boston Redevelopment Aughority, January 1985.

Note: Totals are for Central Boston, Back Bay-Beacon Hill and Fort Point Channel area.

Table 8

PRIVATE DEVELOPMENT INVESTMENT IN BOSTON AND DOWNTOWN,
1976-84, ACTUAL, AND 1985-95 PROJECTED

	1976-84 Actual		1985-95 Projected	
	Boston	Downtown *	Boston	Downtown *
Private Development Investment (Construction Cost, Measured in Millions of Dollars of Constant Value, at 1983 Prices)	$4,465	$2,800	$6,000	$3,200
Office Development (New) (Millions of Square Feet)	8.1	7.7	13	10
Hotel Rooms (Number)	4,060	3,750	7,000	5,000

Source: Boston Redevelopment Authority.

* Includes Back Bay/Beacon Hill, and the Fort Point Channel Area.

BOSTON DEVELOPMENT SUMMARY

NEW CONSTRUCTION, REHABS AND CONVERSIONS
COST (1984 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975	$601,754	$12,076	$6,216		$2,486		$3,552	$61,979		$77,442	1975
1976	$152,038	$10,128	$117,654	$3,376	$9,622	$1,688	$1,477			$119,308	1976
1977	$103,680	$18,343		$119,630						$106,640	1977
1978	$14,331	$78,785	$66,830	$8,911	$21,237		$9,482			$61,745	1978
1979	$23,784	$4,784		$21,870	$12,165		$7,224	$11,072		$59,608	1979
1980	$18,841	$5,132	$87,643	$15,400	$7,512		$6,786			$57,136	1980
1981	$171,179	$9,103	$453,404	$14,276	$19,415	$3,426	$40,831	$36,546		$113,624	1981
1982	$94,968	$15,701	$78,093	$539	$8,725	$8,079	$30,083	$102,006		$77,782	1982
1983	$85,333	$16,915	$75,158	$28,632	$18,845	$56,019	$70,936	$126,820	$14,731	$139,271	1983
1984	$581,819	$112,786	$70,000	$25,474	$29,645	$57,140	$46,200	$141,068	$2,500	$50,211	1984
1985	$284,087	$24,626	$40,160	$4,600	$25,030	$104,700	$84,360	$123,500		$117,715	1985
1986	$188,235	$21,313	$2,000	$6,590	$5,600	$86,850	$6,000		$38,400	$142,904	1986
1987	$574,730	$31,085	$136,475		$5,750	$46,600		$25,500		$207,637	1987
1988	$113,064	$106,500				$19,000	$33,165	$29,165	$100,000	$9,600	1988
TOTALS	$3,007,842	$467,277	$1,133,633	$249,298	$166,033	$383,502	$340,097	$657,656	$155,631	$1,340,623	TOTALS

T O T A L S

1975	$765,504
1976	$415,290
1977	$348,294
1978	$261,321
1979	$140,508
1980	$198,451
1981	$861,806
1982	$415,975
1983	$632,659
1984	$1,116,843
1985	$808,778
1986	$497,892
1987	$1,027,777
1988	$410,494
TOTAL	$7,901,591

PREPARED BY B.R.A. RESEARCH

HARDS 3&5 DEVELOPMENT SUMMARY

NEW CONSTRUCTION, REHABS AND CONVERSIONS
COST (1984 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975	$370,887	$7,636			$355					$17,120	1975
1976	$152,038	$10,128	$11,816		$7,258					$72,314	1976
1977	$103,680	$18,343								$9,251	1977
1978	$14,331	$71,359	$16,336		$743		$2,970			$10,752	1978
1979	$19,683	$3,144			$12,165					$20,618	1979
1980	$18,841	$4,256		$3,130	$7,512					$14,762	1980
1981	$167,524	$7,961	$28,552	$9,708			$571	$36,546		$11,710	1981
1982	$86,889	$14,811	$61,936		$323	$8,079	$4,051	$59,674		$34,598	1982
1983	$78,198	$11,517	$24,275		$14,108	$2,593	$38,696			$52,487	1983
1984	$437,158	$50,636	$40,000	$474	$7,125	$24,100		$133,068		$23,253	1984
1985	$168,752	$18,802	$4,500	$1,100	$11,300	$95,000	$10,000	$103,500		$28,972	1985
1986	$73,950	$13,875		$590	$4,200	$20,150				$6,500	1986
1987	$518,800	$29,325	$975		$5,000	$23,600		$25,500		$35,350	1987
1988	$113,064	$6,500				$19,000	$29,165	$29,165			1988
TOTALS	$2,323,796	$268,294	$188,390	$15,002	$70,090	$192,522	$85,454	$387,453		$337,687	TOTALS

T O T A L S

1975	$395,998
1976	$253,555
1977	$131,275
1978	$116,492
1979	$55,610
1980	$48,500
1981	$262,572
1982	$270,361
1983	$221,875
1984	$715,814
1985	$441,926
1986	$119,265
1987	$638,550
1988	$196,894
TOTAL	$3,868,688

PREPARED BY B.R.A. RESEARCH

BOSTON DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975	5,213,000	136,000	99,000				105,000	698		1,158	1975
1976	1,478,500	75,000	841,630	32,500		400	26,000			1,767	1976
1977	1,223,000	140,000		1,674,000						1,341	1977
1978	340,000	585,000	832,000	127,000			773,100			1,368	1978
1979	651,900	77,500					562,600	900		1,153	1979
1980	452,215	74,099	860,500	56,000			377,690			1,298	1980
1981	2,065,072	113,269	287,000	129,000	132,000	362	1,391,337	710		1,743	1981
1982	2,060,760	204,675	396,096	10,000	100,000	768	949,300	1,350		1,130	1982
1983	1,300,650	317,870	433,000	322,062	28,000	1,125	1,803,210	804	205,000	2,347	1983
1984	5,168,393	848,250	446,538	253,000	2,600	3,267	1,165,000	1,145	50,000	1,446	1984
1985	3,217,301	387,418	237,600	35,000	136,500	2,042	1,847,000	1,310		3,847	1985
1986	1,854,680	338,623		74,100		6,249	150,000		350,000	2,143	1986
1987	4,617,070	237,080			10,000	3,856		160		2,391	1987
1988	966,016	50,000				1,450	812,000	250	701,500	142	1988
TOTALS	30,608,557	3,584,784	4,433,364	2,712,662	409,100	19,519	9,962,237	7,327	1,306,500	23,274	TOTALS

PREPARED BY B.R.A. RESEARCH

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WARDS 3 & 5 DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975	3,213,000	86,000								239	1975
1976	1,478,500	75,000	133,610							1,071	1976
1977	1,223,000	140,000								151	1977
1978	340,000	485,000	432,000				160,000			212	1978
1979	551,900	57,000								386	1979
1980	452,215	59,099		56,000						389	1980
1981	1,993,772	90,269	287,000	129,000			10,522	710		133	1981
1982	1,918,760	174,875	396,096			768	123,800	550		198	1982
1983	1,173,550	134,600	139,000		11,000	250	431,000			1,011	1983
1984	4,049,874	425,000	296,538	3,000		2,110		1,145		841	1984
1985	1,594,700	179,000	26,000		36,500	1,000	100,000	1,000		366	1985
1986	462,000	197,433		19,100		3,667				76	1986
1987	3,997,350	207,700			10,000	1,556		160		464	1987
1988	966,016	50,000				1,450	250,000	250			1988
TOTALS	23,414,637	2,360,976	1,710,244	207,100	57,500	10,801	1,075,322	3,815		5,537	TOTALS

PREPARED BY B.R.A. RESEARCH

4.17.85 DRAFT RESIDENTIAL DEVELOPMENT LIST FOR WARDS 3 AND 5

1975 RESIDENTIAL

AMY LOWELL HOUSE — WEST END — * CENTRAL
152 DU | $6,080,000 | TAX | WARD 3 PRECINCT 5 | 10
RENTAL | HUD | 152 | LOW INCOME | COMPLETED

M1 REHAB CHAUNCY HOUSE — 115 CHAUNCY STREET/CHINATOWN — * CENTRAL
87 DU | $3,560,000 | 121A | WARD 3 PRECINCT 8 | 11
RENTAL | HUD | 87 | ELDERLY/LOW INCOME | COMPLETED

1976 RESIDENTIAL

CONV. BATTERY/COMM. CONVERSION — NORTH END — * CENTRAL
34 DU | $1,360,000 | TAX | WARD 3 PRECINCT 2 | 20

CHARLES RIVER PARK D — WEST END — * CENTRAL
710 DU | $28,400,000 | TAX | WARD 3 PRECINCT 5 | 21
RENTAL | HUD | 710 | MARKET | COMPLETED

R-4 QUINCY TOWERS — SOUTH COVE — * CENTRAL
96 DU | $3,840,000 | 121A | WARD 3 PRECINCT 8 | 22
RENTAL | MHFA | 96 | LOW INCOME | COMPLETED

M1 CONV. MERCANTILE WHARF — WATERFRONT — * CENTRAL
121 DU | $4,840,000 | 121A | WARD 3 PRECINCT 1 | 23

RENTAL MHFA 84 LOW INCOME 37 MARKET COMPLETED

PARCEL C-2 ELDERLY (BHA) COMMERCIAL STREET/ WATERFRONT * CENTRAL
110 DU $4,400,000 EXMPT WARD 3 PRECINCT 2 24
BHA HUD

1977 RESIDENTIAL

C-2-B ELDERLY (AUSONIA HOUSE ASSOC.) RICHMOND & COMMERCIAL STREETS/WATERFRONT * CENTRAL
151 DU $5,800,000 121A WARD 3 PRECINCT 1 32
RENTAL HUD 151 ELDERLY/LOW INCOME COMPLETED

1978 RESIDENTIAL

REHAB 42 MT. VERNON STREET * BACK BAY-BEACON HI
13 DU $520,000 TAX WARD 5 PRECINCT 3 47

EAST COAST DEVELOPMENT WATERFRONT * CENTRAL
23 DU $920,000 TAX WARD 3 PRECINCT 1 48

M1 CONV. BLACKSTONE SCHOOL BLOSSOM STREET/WEST END * CENTRAL
176 DU $5,800,000 121A WARD 3 PRECINCT 5 49
RENTAL MHFA 176 ELDERLY/LOW INCOME COMPLETED

1979 RESIDENTIAL

M2 EXETER TOWERS * BACK BAY-BEACON HI
96 DU $4,700,000 121A WARD 5 PRECINCT 7 63
RENTAL HUD 96 MARKET COMPLETED

CASA MARIA 130 ENDICOT STREET/NORTH END * CENTRAL
75 DU $2,700,000 121A WARD 3 PRECINCT 4 64
RENTAL HUD SECT.202 75 ELDERLY/LOW INCOME COMPLETED

M2 CONV.# ANDERSON PARK APT. CONVERSION * BACK BAY-BEACON HI
89 DU $2,250,000 121A WARD 5 PRECINCT 4 65

REHAB SAN MARCO CONDO CONVERSION NORTH END * CENTRAL
60 DU $2,000,000 TAX WARD 3 PRECINCT 1 66

REHAB 55-65 NORTH WASHINGTON STREET — NORTH END — * CENTRAL
16 DU $900,000 TAX HARD 3 PRECINCT 4 — 67

REHAB# NELL HOUSE — 3 SMITH COURT — / BACK BAY-BEACON HI
1 DU $34,000 TAX HARD 5 PRECINCT 3 — 68

REHAB 226-232 NEWBURY STREET — * BACK BAY-BEACON HI
24 DU $800,000 TAX HARD 5 PRECINCT 8 — 69

REHAB 101 MT. VERNON STREET CONDO. — * BACK BAY-BEACON HI
5 DU $200,000 TAX HARD 5 PRECINCT 5 — 70

CONV.# MCLAUGHLIN ELEVATOR FACTORY — FULTON STREET/NORTH END — * CENTRAL
20 DU $1,500,000 TAX HARD 3 PRECINCT 1 — 71

1980 RESIDENTIAL

M2 CONV.# COMMERCIAL BLOCK — WATERFRONT — * CENTRAL
34 DU $1,500,000 121A HARD 3 PRECINCT 1 — 88
RENTAL OTHER 34 ELDERLY COMPLETED

M2 REHAB# STEARNS BUILDING — 140 TREMONT STREET — * CENTRAL
140 DU $3,000,000 121A HARD 3 PRECINCT 8 — 89
RENTAL HUD 140 LOW INCOME COMPLETED

CONV. MASON PLACE ELDERLY (HERALD BUILDING) — * CENTRAL
129 DU $3,000,000 121A HARD 3 PRECINCT 8 — 90
RENTAL HUD 129 ELDERLY/LOW INCOME COMPLETED

CONV. UNION WHARF CONDO CONVERSION — 5-22 UNION WHARF-WATERFRONT — * CENTRAL
59 DU $2,400,000 TAX HARD 3 PRECINCT 1 — 91

UNION WHARF CONDO TOWNHOUSES — 5-22 UNION WHARF-WATERFRONT — * CENTRAL
27 DU $1,890,000 TAX HARD 3 PRECINCT 1 — 92

1981 RESIDENTIAL

M1 RITZ-CARLTON CONDOS — ARLINGTON STREET — * BACK BAY-BEACON HI
53 DU $8,000,000 TAX HARD 5 PRECINCT 6 — 130

REHAB# 34 COMMONWEALTH AVENUE / BACK BAY-BEACON HI
4 DU $308,000 TAX HARD 5 PRECINCT 6 131

REHAB# 288 MARLBOROUGH STREET / BACK BAY-BEACON HI
2 DU $200,000 TAX HARD 5 PRECINCT 8 132

REHAB# 63 MYRTLE STREET / BACK BAY-BEACON HI
6 DU $170,000 TAX HARD 5 PRECINCT 3 133

REHAB# ANDERSON PLACE 14-20 ANDERSON STREET / BACK BAY-BEACON HI
23 DU $750,000 TAX HARD 5 PRECINCT 4 134

CONV.# ANDERSON CONDOS 32 ANDERSON STREET / BACK BAY-BEACON HI
3 DU $100,000 TAX HARD 5 PRECINCT 4 135

CONV.# BAY STATE CONDOS 33 BAY STATE ROAD / FENWAY-KENMORE
7 DU $325,000 TAX HARD 5 PRECINCT 10 136

M3 REHAB# THE LISTER BUILDING 475 COMMONWEALTH AVENUE / BACK BAY-BEACON HI
35 DU $400,000 TAX HARD 5 PRECINCT 10 137

1982 RESIDENTIAL

REHAB OXFORD PLACE 13-25 OXFORD STREET/SOUTH COVE / CENTRAL
39 DU $2,500,000 121A HARD 3 PRECINCT 8 179
RENTAL MHFA 39 LOW INCOME COMPLETED

REHAB FENWAY ARTIST STUDIOS 30 IPSWICH STREET / FENWAY-KENMORE
47 DU $620,000 TAX HARD 5 PRECINCT 10 180
RENTAL OTHER 47 LOW INCOME COMPLETED

M3 CONV. SOMERSET HOTEL CONVERSION CONDO'S 400 COMMONWEALTH AVENUE / FENWAY-KENMORE
112 DU $29,000,000 TAX HARD 5 PRECINCT 10 181

1983 RESIDENTIAL

REHAB$ FRANKLIN PERKINS HOUSE — 35 MILFORD STREET — / SOUTH END
5 DU — $165,000 — TAX — WARD 3 PRECINCT 7 — 217

REHAB$ THE GRAY HOUSE — 70 APPLETON STREET — / SOUTH END
5 DU — $200,000 — TAX — WARD 5 PRECINCT 1 — 218

CONV.$ THE WHITWELL HOUSE CONDOS — 16 COMMONWEALTH AVENUE — / BACK BAY-BEACON HI
6 DU — $600,000 — TAX — WARD 5 PRECINCT 6 — 219

REHAB$ THE FISKE HOUSE — 407 BEACON STREET — / BACK BAY-BEACON HI
$100,000 — TAX — WARD 5 PRECINCT 9 — 220

REHAB$ 5 GROVE STREET — BEACON HILL — / BACK BAY-BEACON HI
10 DU — $365,000 — TAX — WARD 5 PRECINCT 4 — 221

REHAB$ ADMIRAL BYRD HOUSE — 9 BRIMMER STREET — / BACK BAY-BEACON HI
3 DU — $375,000 — TAX — WARD 5 PRECINCT 5 — 222

REHAB$ THOMAS WETMORE STREET — 7 DWIGHT STREET — / SOUTH END
6 DU — $400,000 — TAX — WARD 3 PRECINCT 7 — 223

M3 CONV.$ BRAEMORE — 464-466 COMMONWEALTH AVENUE — / BACK BAY-BEACON HI
96 DU — $3,456,000 — TAX — WARD 5 PRECINCT 10 — 224

REHAB$ THE PIETKIEWICZ-ULCHAK HOUSE — 26 BRADFORD STREET — / SOUTH END
2 DU — $70,000 — TAX — WARD 3 PRECINCT 7 — 225

REHAB$ 72 BEACON STREET — / BACK BAY-BEACON HI
$165,000 — TAX — WARD 5 PRECINCT 5 — 226

REHAB$ BEACON CHAMBERS — MYRTLE & JOY STREETS — * BACK BAY-BEACON HI
143 DU — $7,000,000 — 121A — WARD 5 PRECINCT 3 — 227
RENTAL — MHFA — 135 — ELDERLY/LOW INCOME — 8 MARKET — COMPLETED

BRADFORD TOWERS ASSOCIATES — SOUTH COVE — * CENTRAL
229 DU — $13,300,000 — 121A — WARD 3 PRECINCT 6 — 228
RENTAL — HUD — 229 — LOW INCOME — COMPLETED

REHAB HONG LOCK NHOUSE — 25-31 ESSEX STREET — * CENTRAL

28 DU $1,300,000 121A HARD 3 PRECINCT 8

RENTAL HUD 28 ELDERLY/LOH INCOME COMPLETED 229

M4 2 DEVONSHIRE PLACE — MILK,DEVONSHIRE STREETS — * CENTRAL

478 DU $23,100,000 121A HARD 3 PRECINCT 6

RENTAL HUD 478 MARKET COMPLETED 230

1987 RESIDENTIAL

CONV. DON BOSCO /ABBEY TOWERS (ABBEY GROUP) — TREMONT-OAK-WASHINGTON STREETS — * CENTRAL

220 DU $5,000,000 121A HARD 3 PRECINCT 8

RENTAL SHARP 55 LOW INCOME 165 MARKET PENDING 275

1984 RESIDENTIAL

CONV.# QUINCY SCHOOL — 90 TYLER STREET/CHINATOWN — * CENTRAL

7 DU $380,000 TAX HARD 3 PRECINCT 8 276

REHAB# THE FRANCIS BROWN HOUSE — 97 WALTHAM STREET — / SOUTH END

6 DU $270,000 TAX HARD 3 PRECINCT 7 277

REHAB# THE WALKER-PARKER HOUSES — 39-41 WARREN AVENEU — / SOUTH END

5 DU $335,000 TAX HARD 5 PRECINCT 1 278

CONV.# SHARP ELEMENTARY SCHOOL — 65 ANDERSON STREET — * BACK BAY-BEACON HI

12 DU $600,000 TAX HARD 5 PRECINCT 4 279

REHAB# SHALLOW-WALKER HOUSE — 54 APPLETON STREET — / SOUTH END

4 DU $250,000 TAX HARD 5 PRECINCT 1 280

1985 RESIDENTIAL

M2 REHAB CHINAGATE HOUSING ASSOC. — 7-15 BEACH STREET/CHINATOWN — * CENTRAL

15 DU $900,000 121A HARD 3 PRECINCT 8 281

1984 RESIDENTIAL

M2 CONV.* VERMONT BUILDING — 6-12 THACHER STREET — * CENTRAL
58 DU $1,500,000 TAX WARD 3 PRECINCT 4 282

REHAB* 15 BOND STREET — / SOUTH END
4 DU $140,000 TAX WARD 3 PRECINCT 7 283

REHAB* 71 MARLBOROUGH STREET — / BACK BAY-BEACON HI
5 DU $278,000 TAX WARD 5 PRECINCT 6 284

CONV.* CHEMICAL FIRE HOUSE — 25 CHURCH STREET — / SOUTH END
5 DU $600,000 TAX WARD 5 PRECINCT 1 285

M2 CONV. CHARLES RIVER PARK CONDOS — WEST END — * CENTRAL
480 DU $2,500,000 TAX WARD 3 PRECINCT 5 286

M2 CONV.* KENMORE ABBEY(KENMORE & WADSWORTH HOTELS) — COMMONWEALTH AVENUE — / FENWAY-KENMORE
200 DU $10,900,000 121A WARD 5 PRECINCT 10 287

CONV. PINCKNEYPLACECONDOS — PINCKNEY & ANDERSON STREETS — * BACK BAY-BEACON HI
12 DU $1,500,000 TAX WARD 5 PRECINCT 3 288

CONV. CHURCH COURT CONDOS(OLD MT.VERNON CHURCH) — 492 BEACON STREET — * BACK BAY-BEACON HI
43 DU $4,000,000 TAX WARD 5 PRECINCT 9 289

1985 RESIDENTIAL

CONV. WATERSIDE CONDOS — 412 BEACON STREET — / BACK BAY-BEACON HI
10 DU $1,450,000 TAX WARD 5 PRECINCT 9 320

M2 CONV. LINCOLN WHARF < MARKET CONDOS (SAN MARCO) — 357-371 COMMERCIAL STREET — * CENTRAL
192 DU $9,000,000 TAX WARD 3 PRECINCT 1 321

REHAB* HANNAH JACKSON HOUSE — 19 HANCOCK STREET — / BACK BAY-BEACON HI
3 DU $145,000 TAX WARD 3 PRECINCT 6 322

REHAB* 59 MOUNT VERNON STREET — BEACON HILL / BACK BAY-BEACON HI
2 DU $312,000 TAX WARD 5 PRECINCT 3 323

REHAB* LEONARD DAVIS HOUSE — 38 DWIGHT STREET / SOUTH END
6 DU $210,000 TAX WARD 3 PRECINCT 7 324

REHAB* 13 UPTON STREET / SOUTH END
5 DU $250,000 TAX WARD 3 PRECINCT 7 325

REHAB* 19 UNION PARK / SOUTH END
5 DU $100,000 TAX WARD 3 PRECINCT 7 326

M2 CONV.* JAMES LAWERENCE HOUSE — 82 MARLBOROUGH STREET / BACK BAY-BEACON HI
1 DU $55,000 TAX WARD 5 PRECINCT 6 327

REHAB* JOHN G. DAY HOUSE — 15 CAZENOVE STREET / SOUTH END
4 DU $150,000 TAX WARD 5 PRECINCT 1 328

M3 FOUR SEASONS (CONDO) — PARK PLAZA * BACK BAY-BEACON HI
100 DU $15,000,000 TAX WARD 5 PRECINCT 1 329

M3 CONV.* ST.CLOUD HOTEL CONDOS(CHESTNUT DEVEL) — TREMONT STREET AT CLARENDON * SOUTH END
23 DU $1,400,000 TAX WARD 3 PRECINCT 8 330

1986 RESIDENTIAL

THEATRE DISTRICT APARTMENTS — WARRENTON AT CHARLES * CENTRAL
40 DU $5,000,000 TAX WARD 5 PRECINCT 1 347

M2 CONV.* PRINCE SCHOOL CONDOS — 201 NEWBURY STREET * BACK BAY-BEACON HI
36 DU $1,500,000 TAX WARD 5 PRECINCT 8 348

1987 RESIDENTIAL

M8 ROWES/FOSTERS WHARES-BEACON CO. — WATERFRONT-ATLANTIC AVENUE * CENTRAL

150 DU $20,000,000 MIXED HARD 3 PRECINCT 6

380

M4 ARLINGTON ST.&HADASSAH WAY LUXURY CONDOS DRUKER COMPANY-PARK PLAZA * BACK BAY-BEACON HI
90 DU $10,000,000 TAX HARD 5 PRECINCT 1

381

REHAB# 8-10 WALNUT STREET BEACON HILL / BACK BAY-BEACON HI
4 DU $350,000 TAX HARD 5 PRECINCT 3

382

COMPILED BY B.R.A. RESEARCH

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OFFICE INDUSTRY

Table 12

BOSTON'S OFFICE MARKET, 1985
TIME SERIES OF OFFICE CONSTRUCTION IN BOSTON
BY DECADE, 1800-1985
(All Class A, B, and C office space in operation as of end year 1985)

	Private Office Space	Public Office Space
1800-1820	173,000	50,000
1800-1840	185,000	0
1840-1860	100,000	20,000
1860-1880	430,000	0
1880s	496,000	0
1890s	3,360,000	140,000
1990s	2,850,000	0
1910s	3,170,000	773,003
1920s	8,330,000	125,539
1930s	1,300,000	1,107,491
1940s	1,460,000	0
1950s	448,000	0
1960s	3,593,000	1,856,055
1970s	11,327,000	2,212,500
1980-1985	5,654,700	1,430,000
Total	42,876,700	7,714,558

BRA Research Department
Gregory Perkins
March 27, 1985

Table 13

BOSTON'S OFFICE MARKET, 1985
TIME SERIES OF OFFICE CONSTRUCTION IN BOSTON, 1960-1985

Year	Private Space Cumulatively	Private Space Yearly	Public Space Cumulatively	Public Space Yearly	Total Space Cumulatively
Pre-1960	22,302,000		2,216,003		24,518,003
1960		142,000			
1961		0			
1962		0			
1963		0			
1964		0			
1965		1,000,000			
1966		1,166,000		565,000	
1967		235,000			
1968		800,000		1,291,055	
1969		250,000			
Decade of 1960s		3,593,000		1,856,055	5,449,055
Decade End Total	25,895,000		4,072,058		29,967,058
1970		900,000			
1971		2,382,000			
1972		140,000		650,000	
1973		1,131,000			
1974		190,000			
1975		5,213,000		624,000	
1976		348,000		938,500	
1977		1,023,000			
1978		0			
1979		0			
Decade of 1970s		11,327,000		2,212,500	13,539,500
Decade End Total	37,222,000		6,284,558		43,506,558
1980		8,200			
1981		990,000			
1982		0			
1983		323,500			
1984		3,600,000		800,000	
1985		733,000		630,000	
Total, 1980-85		5,654,700		1,430,000	7,084,700
Total 1985	42,876,700		7,714,558		50,591,258

Table 14

BOSTON'S OFFICE MARKET, 1985
DETAILED TIME SERIES OF NEW OFFICE CONSTRUCTION, 1960-1985

Year	New Projects	Private	Public
1960		142,000	
1961		0	
1962		0	
1963		0	
1964		0	
1965		1,000,000	
1966		1,166,000	565,000
1967		235,000	
1968		800,000	1,291,055
1969		250,000	
1970	One Boston Place	825,000	
	15 New Chardon	75,000	
	Total	900,000	
1971	101 Huntington Avenue	432,000	
	100 Federal Street	1,175,000	
	99 High Street	775,000	
	Total	2,382,000	
1972	One Washington Mall	140,000	
	Total	140,000	650,000
1973	1 Bulfinch Place	45,000	
	One Beacon Street	1,020,000	
	141 Tremont Street	66,000	
	Total	1,131,000	
1974	30 Winter Street	105,000	
	545 Boylston Street	85,000	
	Total	190,000	
1975	Stone & Webster	910,000	
	Hancock Tower	2,000,000	
	Shawmut Bank	1,103,000	
	50 Staniford Street	200,000	
	Blue Cross, 100 Summer Street	1,000,000	
	Total	5,213,000	624,000

Year	Project	Private	Public
1976	Federal Reserve	200,000	938,500
	Charlestown Savings	140,000	
	Total	348,000	938,500
1977	175 Federal Street	200,000	
	60 State Street	823,000	
	Total	1,023,000	
1978		0	
1979		0	
1980	37 Newbury	8,200	
	Total	8,200	
1981	One Post Office Square	740,000	
	50 Milk Street	250,000	
	Total	990,000	
1982		0	
1983	155 Federal Street	200,000	
	2 Devonshire Place	120,000	
	Bay West	3,500	
	Total	323,500	
1984	Copley Place	845,000	
	One Financial Center	1,050,000	
	One Exeter Place	190,000	
	399 Boylston Street	195,000	
	Exchange Place	1,000,000	
	265 Franklin Street	320,000	
	State Transportation		800,000
	Total	3,600,000	
1985	Hoosac Pier	160,000	
	260 Franklin Street	300,000	
	Marketplace Center	273,000	
	GSA Building		630,000
	Total	733,000	

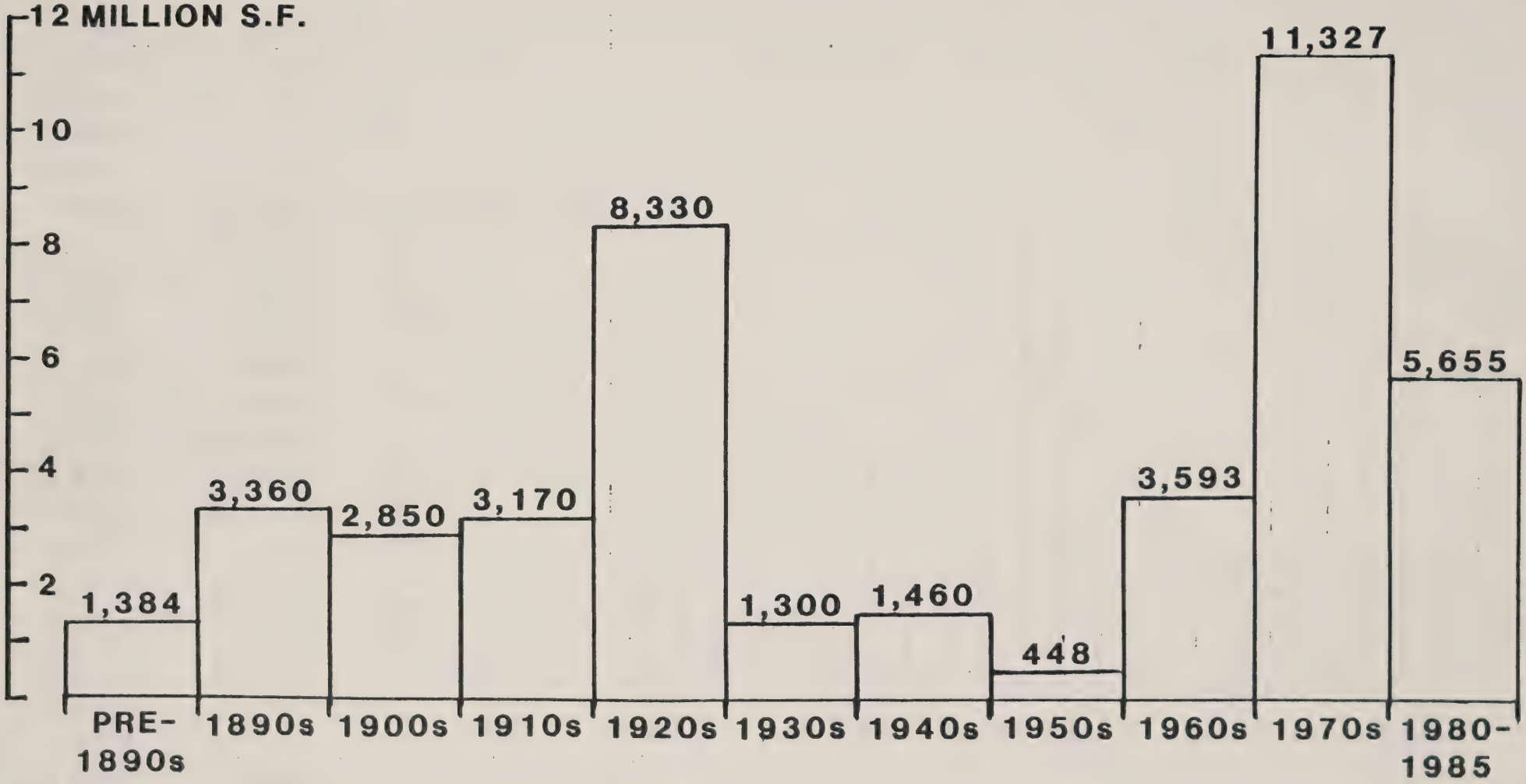
Table 15

NEW OFFICE DEVELOPMENT;
DEVELOPMENT PROJECTS SCHEDULED FOR COMPLETION, 1986-89;
DEVELOPMENT PROPOSALS, 1990-2000
(Square Feet)

1986-1989 Scheduled		
Government Center Garage	New	153,000
Charlestown Navy Yard- Building 149	Conversion	633,000
150 Federal	New	450,000
99 Summer	New	239,000
Rowes/Foster Wharves	New	340,000
International Place I	New	1,073,000
Sanborn	New	45,000
99 State	New	510,000
SETSA	New	500,000
Arlington/Hadassah	New	122,000
101 Federal	New	470,000
1 Franklin Place	New	340,000
Parcel 7-Stuart St.	New	33,700
New England Life I	New	600,000
New England Life II	New	600,000
International Place II	New	556,000
Parcel 7-Government Center	New	100,000
South Station	New	450,000
Total, 1986-89 Scheduled		7,214,700
1990-2000 Proposed		
Athanas-Fan Pier	New	1,000,000
North Station	New	1,000,000
Parcel 18	New	800,000
Parcels 8,9,10 (Dudley)	New	800,000
Parcel 31	New	450,000
Parcel 30	New	350,000
Bedford Crescent	New	565,000
Prudential	New	1,500,000
C.C. & F./Ft. Pt. Channel	New	1,000,000
Rose/Ft. Pt. Channel	New	450,000
Keith Block	New	200,000
Park Plaza/Motormart	New	200,000
Turnpike Air Rights I	New	500,000
Turnpike Air Rights II	New	500,000
East Boston Piers	New	300,000
South End/Washington St.	New	300,000
Navy Yard	New	400,000
Total 1990-2,000 Proposed		10,315,000

Gregory Perkins
March 25, 1985

BOSTON'S OFFICE SPACE, 1985
CURRENT SQUARE FOOTAGE BY ORIGINAL DECADE OF COMPLETION
(PRIVATE SPACE ONLY, IN THOUSANDS OF SQUARE FEET)

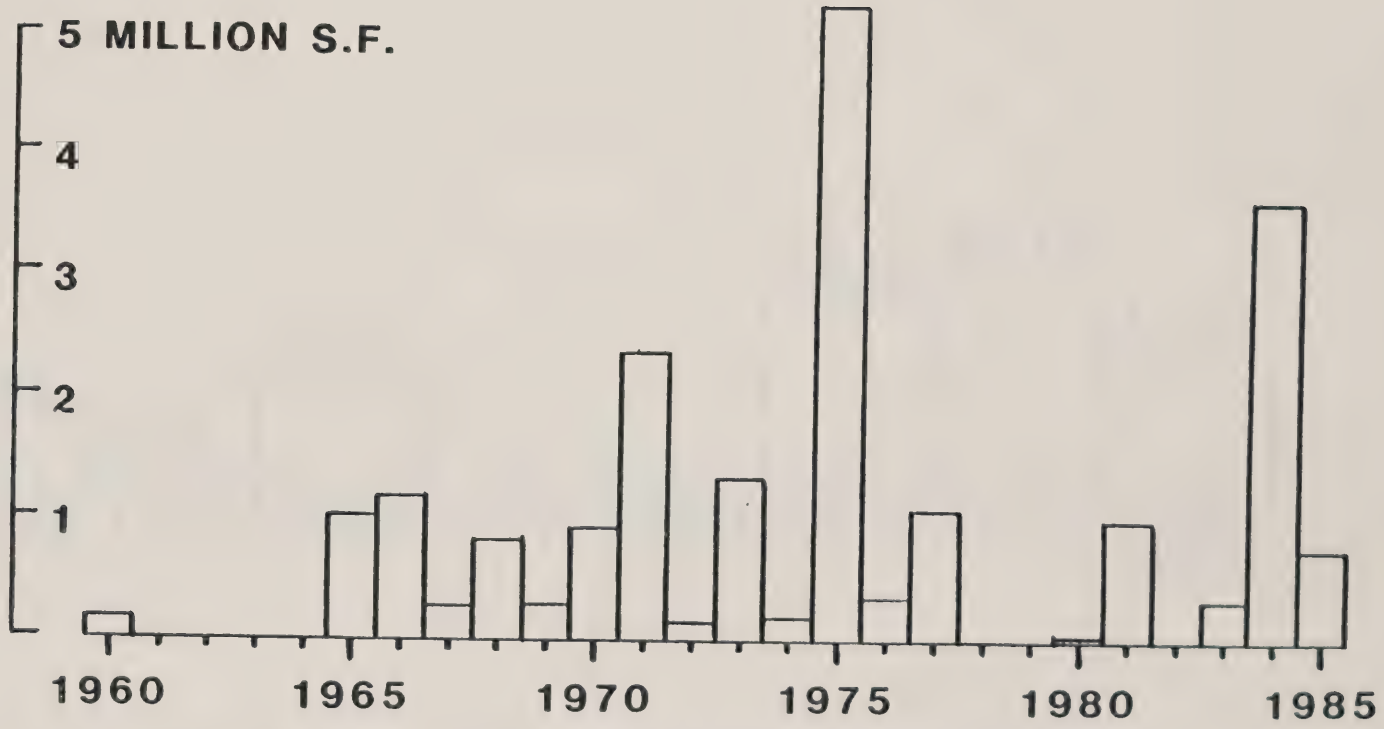


NOTE: INCLUDES ALL PRIVATELY BUILT CLASS A, B, AND C OFFICE SPACE AS OF 1985 - 42.9 MILLION SQUARE FEET

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

BOSTON'S OFFICE CONSTRUCTION
ANNUAL PRIVATE OFFICE SPACE COMPLETIONS, 1960-1985

YEAR	MILLIONS OF SQUARE FEET
1960	.142
1961	0
1962	0
1963	0
1964	0
1965	1.000
1966	1.166
1967	.235
1968	.800
1969	.250
1970	.900
1971	2.382
1972	.140
1973	1.131
1974	.190
1975	5.213
1976	.348
1977	1.023
1978	0
1979	0
1980	.008
1981	.990
1982	0
1983	.324
1984	3.600
1985	.733

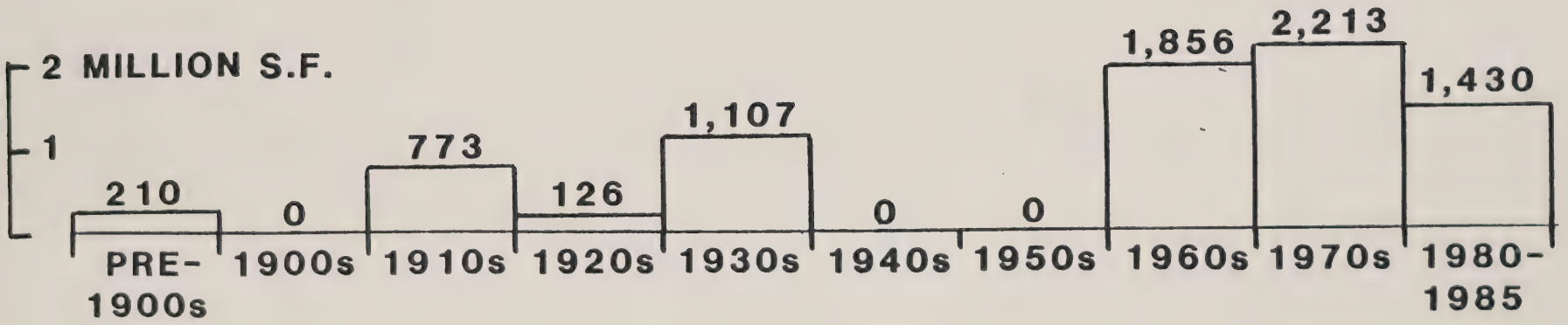


TOTAL: 26 YEARS WITH 20,374,700 SQUARE FEET

NOTE : ONLY NEW PRIVATE SPACE, NOT REHABILITATIONS

SOURCE: BOSTON REDEVELOPMENT AUTHORITY

BOSTON'S PUBLIC OFFICE SPACE, 1985
CURRENT SQUARE FOOTAGE BY ORIGINAL DECADE OF COMPLETION
(PUBLIC SPACE ONLY, IN THOUSANDS OF SQUARE FEET)



NOTE: INCLUDES ONLY PUBLICLY BUILT AND OPERATED OFFICE SPACE
AS OF 1985 - 7.7 MILLION SQUARE FEET

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

HOTEL

Table 16

BOSTON'S HOTELS, 1985
TIME SERIES OF HOTEL CONSTRUCTION IN BOSTON
(Hotels in Use)

Hotel	Neighborhood	Rooms (1985)	Year of Original Completion (Chronological)
1895-1927			
Copley Square	Back Bay	160	1895
Essex	South Station	300	1900
Lenox	Back Bay	220	1900
Copley Plaza	Back Bay	450	1912
Bradford	Theatre District	322	1927
Park Plaza	Park Plaza	800	1927
Parker House	Downtown	547	1927
Ritz Carlton	Back Bay	250	1927
Total		3,049	27%
1956-1975			
Fenway-Boylston	Fenway	94	1956
Logan Airport Hilton	East Boston	330	1960
Midtown Motor Inn	Back Bay	161	1961
Howard Johnson's-Kenmore	Kenmore	178	1963
Sheraton	Back Bay	1,000	1965
Ramada Inn-Brighton	Brighton	118	1966
Children's Inn	Medical Area	82	1968
Holiday Inn	West End	300	1968
Colonnade	Back Bay	306	1971
Howard Johnson's "57"	Park Plaza	400	1972
Ramada Inn-Logan	East Boston	209	1972
Addition-Logan Hilton	East Boston	270	1975
Addition-Sheraton	Back Bay	428	1975
Total		3,876	34%

Hotel	Neighborhood	Rooms (1985)	Year of Original Completion (Chronological)
1981-1985			
Meridian	Financial District	330	1981
Addition-Ritz Carlton	Back Bay	80	1981
Bostonian	Waterfront	155	1982
Marriott-Long Wharf	Waterfront	395	1982
Hilton-Back Bay	Back Bay	372	1982
Westin	Back Bay	804	1983
Marriott-Copley Place	Back Bay	1,145	1984
Lafayette-Swissotel	Downtown	511	1985
Four Seasons	Park Plaza	289	1985 (Mid-Year)
Embassy Suites	Allston	310	1985 (End-Year)
Total		4,391	39%
Grand Total, 1985		11,316	

Note: Other large executive suites and neighborhood motels not included above are:

		Rooms	Type
Eliot Hotel	Back Bay	100	(Executive Suite)
Suisse Chalet	Dorchester	144	Motel
Charles River House	Brighton	56	Motel
Chandler Inn (Diplomat)	Back Bay	50	(Executive Suite)
Terrace Motel	Brighton	60	Motel
Milner Hotel	South Boston	NA	

Plus - All Other Executive Suites
All Tourist Homes
All Lodging Houses
All Hostels

Table 17

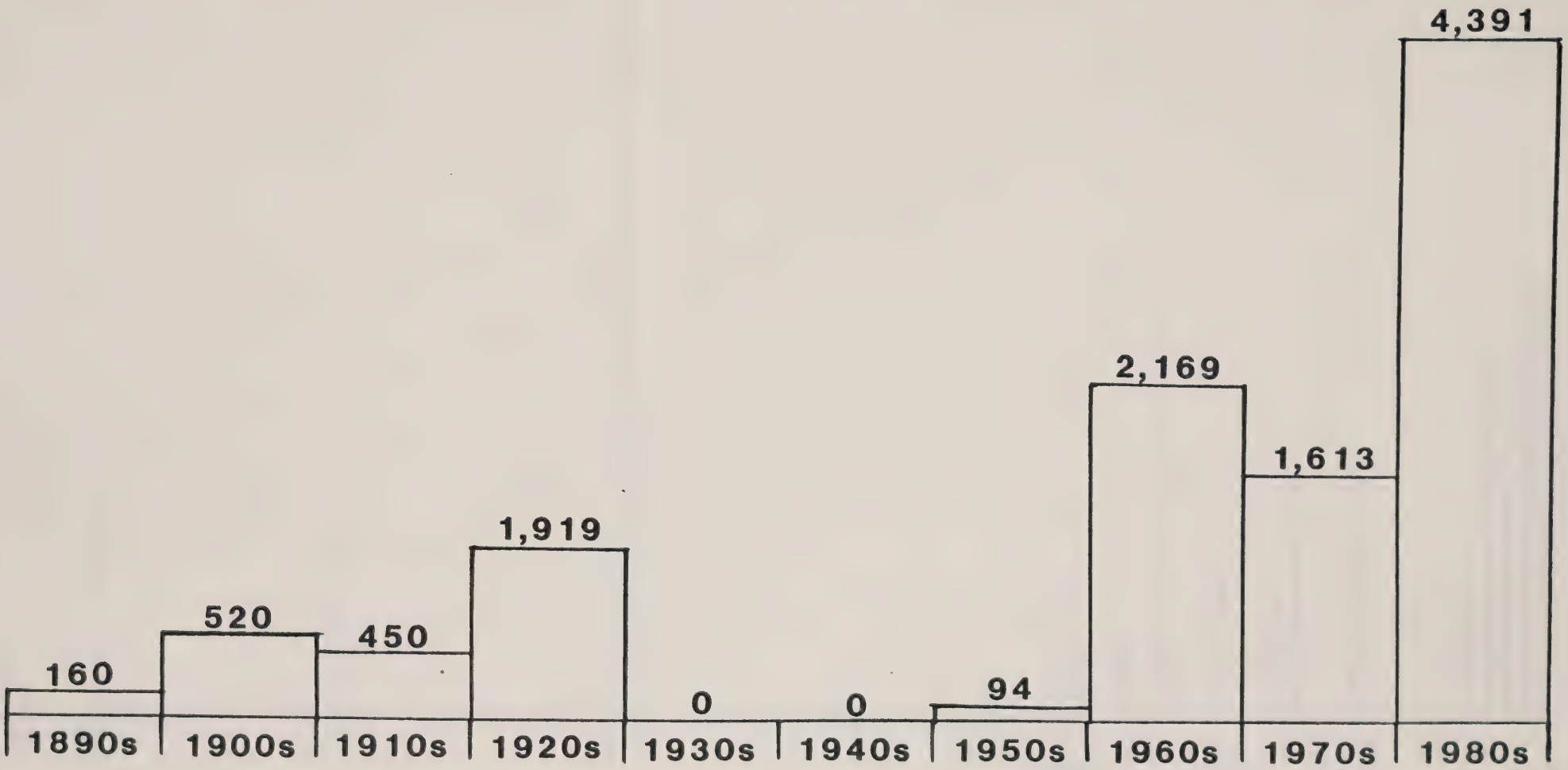
NEW HOTEL DEVELOPMENT;
DEVELOPMENT PROJECTS SCHEDULED FOR COMPLETION, 1986-89;
DEVELOPMENT PROPOSALS, 1990-2000

1986-1989 Scheduled		Net	Underway
Bradford (Koala)	Rehab	-22	300
Rowes & Foster Wharves	New	160	160
Essex Hotel	Rehab	-100	20
Net Subtotal		38	480
1990-2000 Proposed		**High**	**Low**
Anthony Athanas (Hyatt)	New	1,000	500
SETSA	New	200	200
South Station	New	500	250
North Station	New	900	400
Prudential	New	200	150
Charlestown Navy Yard	New	500	500
East Boston Conf.	New	250	250
Parcel 7 (Holiday Inn)	New	400	400
Dudley	New	500	250
Net Subtotal		4,450	2,900
Other Possibilities 1990-2000			
Parcel C4	New		250
Athanas Pier 4	New		300
Net Subtotal			550

Gregory Perkins
March 25, 1985

BOSTON'S HOTELS, 1985

CURRENT STOCK OF ROOMS BY ORIGINAL DECADE OF COMPLETION



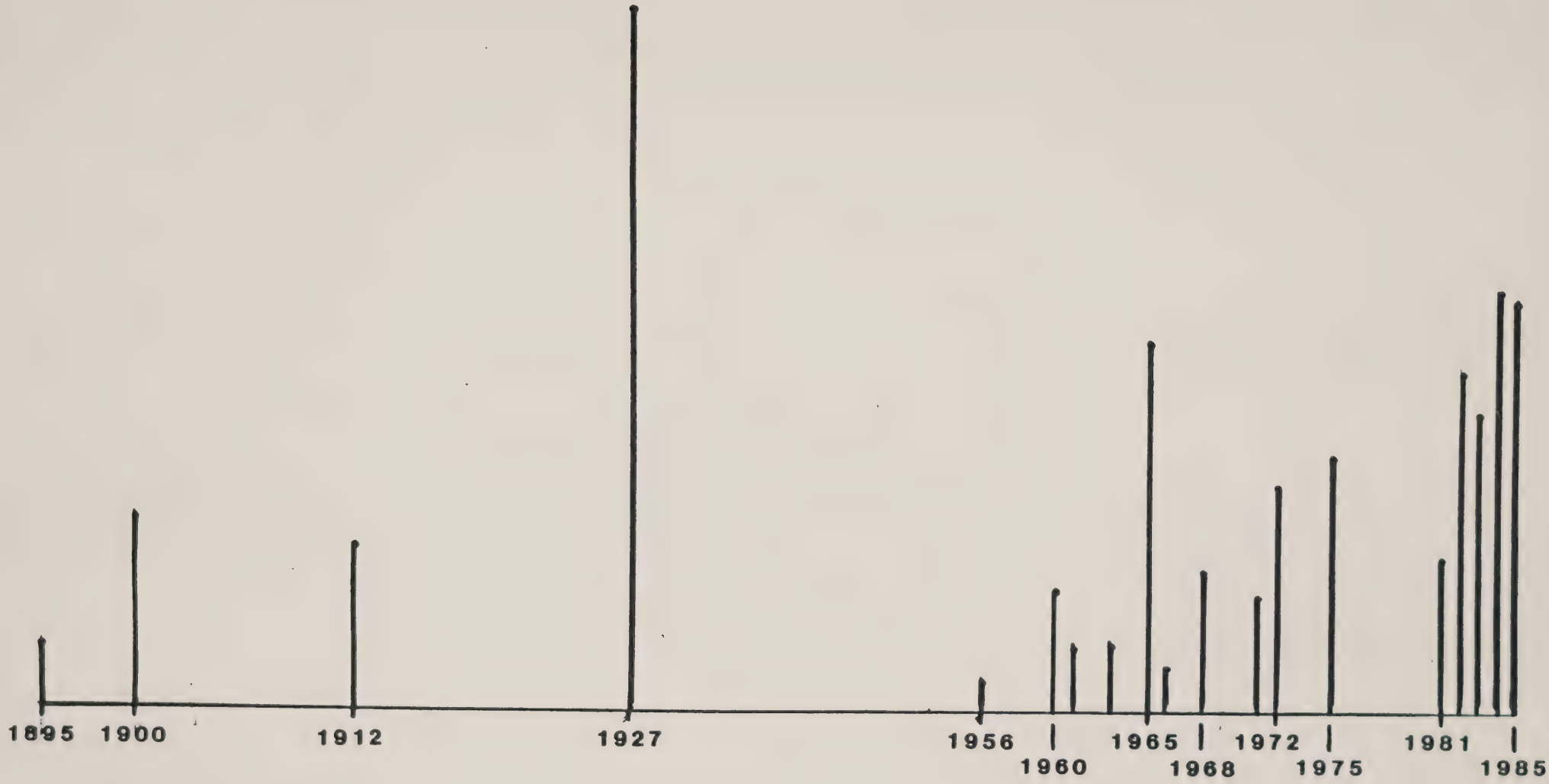
TOTAL: 28 HOTELS WITH 11,316 ROOMS AT YEAR END 1985

NOTE: DOES NOT INCLUDE NEIGHBORHOOD MOTELS, EXECUTIVE (LONG-TERM) SUITES, TOURIST HOMES, HOSTELS, OR LODGING HOUSES

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

BOSTON'S HOTELS, 1985

CURRENT STOCK OF ROOMS BY ORIGINAL YEAR OF COMPLETION



TOTAL: 28 HOTELS WITH 11,316 ROOMS AT YEAR END 1985

SOURCE: BOSTON REDEVELOPMENT AUTHORITY, RESEARCH DEPARTMENT

RETAIL TRADE

Table 18

RETAIL SPACE DEVELOPMENT IN BOSTON PROPER, 1966-1985, AND UNDERWAY, PLANNED, AND PROPOSED, 1986-2000
(DOWNTOWN, BACK BAY, CHARLESTOWN, EAST BOSTON, FENWAY, KENMORE)
(Square Feet)

Year	New Construction	Conversion	Rehab	Loss
1966	13,000			
1967	90,000			235,000
1968	50,000			
1969	235,000		20,000	
1970	192,000		16,000	10,000
1971	126,000	10,000		
1972	30,000			100,000
1973	24,000			235,000
1974	0	18,000		
1975	20,000		66,000	
1976	0		75,000	
1977	10,000		130,000	
1978	100,000		385,000	
1979	0		57,000	
1980	14,500		58,800	40,000
1981	48,000		59,300	
1982	10,000		102,000	
1983	29,000		114,600	
1984	729,000		120,600	
1985	196,400	75,100	114,000	
1966-1969	388,000	0	20,000	235,000
1970-1979	502,000	28,000	713,000	345,000
1980-1985	1,026,900	75,100	1,983,020	40,000
Total	1,916,900	103,100	2,716,020	620,000
1986	86,000	53,000	91,400	
1987	226,000	29,400	50,000	
1988	100,000		50,000	
1989				
1986-1989 Scheduled	412,000	82,400	191,400	
1990-2000 Proposed	1,123,000	50,000	150,000	100,000

Gregory Perkins
BRA Research Dept.
March 28, 1985

Table 19

RETAIL SPACE, 1985

District	Gross Square Feet (Millions)	Percent Of City	Percent of Downtown
Central Business District (including Government Center, Waterfront, Chinatown, South Station and Theatre District)	4.9	24.5%	61%
Back Bay (Boylston/Newbury/ Prudential/Copley)	1.9	9.5%	24%
Other Downtown (Charles Street/Beacon Hill Midtown/Park Square Mass. Avenue/Huntington Avenue West End, Cambridge Street)	1.2	6.0%	15%
Total Downtown	8.0	40.0%	100%
Total City	20.0	100.0%	-

Note: Downtown, in this tally, does not include the North End, Kenmore Square, the South End, or Fort Point Channel, as well as all outlying neighborhoods.

Source: Boston Redevelopment Authority Research Department, 1985. Based on 300 square feet of retail space per retail employee downtown, 350 for neighborhoods, and 325 for the City as a whole.

Table 20

ESTIMATED RETAIL SPACE IN BOSTON, 1981, BY NEIGHBORHOOD

Neighborhood		Employees	Sq. Ft.	(Multiplier) Sq. Ft. per Retail Employee
Allston		3,943	1,400,000	x350
Back Bay/Beacon Hill	Downtown	10,343	3,100,000	x300
Central/North End	Downtown	15,355	4,600,000	x300
Charlestown		518	180,000	x350
No. Dorchester/Uphams		374	130,000	x350
So. Dorchester/Fields & Codman		3,849	1,350,000	x350
East Boston		2,766	970,000	x350
Fenway/Kenmore/Mass. Ave		8,281	2,480,000	x300
Hyde Park		1,641	575,000	x350
Mattapan		1,079	380,000	x350
Jamaica Plain		668	235,000	x350
Roslindale		1,636	575,000	x350
Roxbury/Mission Hill		906	320,000	x350
South Boston		3,107	1,100,000	x350
South End		2,071	725,000	x350
West Roxbury		2,639	900,000	x350
Boston		58,761	19,020,000	x325

Source: Boston Redevelopment Authority Research Department, based on U.S. Bureau of the Census, County Business Patterns, Retail Employment by Zip Code Area.

Table 21

NEW RETAIL DEVELOPMENT;
DEVELOPMENT PROJECTS, EXISTING, SCHEDULED FOR COMPLETION 1986-1989;
DEVELOPMENT PROPOSALS, 1990-2000
(Square Feet)
(Not Including Rehab or Neighborhood Commercial Development)

1985-1990	
Marketplace Center	64,000
GSA-Federal Building	22,000
Rowes and Foster Wharves	13,000
International Place I	40,000
99 State Street	50,000
One Franklin Place	46,000
Arlington/Hadassah	45,000
Theatre Plaza	7,100
101 Federal Street	10,000
150 Federal Street	15,000
New England Life	100,000
1990-2000	
Athanas-Fan Pier	150,000
Pier 4	13,500
North Station I	125,000
North Station II	90,000
Parcel 18	150,000
Parcels 8,9,10 (Dudley)	50,000
Parcel 31	50,000
Parcel 30	20,000
Parcel 32	5,000
Bedford Crescent	30,000
Prudential	400,000
	(300,000 net new)
C.C.& F/Ft. Pt. Channel	NA
Rose/Ft. Pt. Channel	NA
Keith Block	20,000
Park Plaza	10,000
Turnpike Air Rights I	25,000
Turnpike Air Rights II	25,000
East Boston Piers	20,000
Dudley Mall/Parcel PZC	20,000
Parcel C4 (Theatre District)	20,000
Total	1,123,000

Gregory Perkins
BRA Research Department
March 25, 1985

TAX YIELD

Table 11A

BOSTON PROPERTY TAX YIELD INCREASE,
ACTUAL AND PROJECTED

(Millions of Dollars)

	From Development	From Value Growth (2½%)	Total
FY 1985 Actual	$22	$8	$30
FY 1986*	15	9	24
FY 1987*	14	10	24
FY 1988*	14	10	24
FY 1989-95**	$150	$100	$250

* Estimated by the City of Boston, Assessing, Treasury and Budget Departments, March 22, 1985.

** Projected by the Boston Redevelopment Authority Research Department, March 28, 1985.

POPULATION, HOUSEHOLDS, AND HOUSING IN BOSTON AND DOWNTOWN NEIGHBORHOODS, 1970 AND 1980

	1970	1980	Absolute Change 1970-80	Percent Change 1970-80
Population				
Boston	641,071	562,944	-78,077	-12.2
Downtown	38,634	43,825	+ 5,191	+13.4
Central*	8,464	11,005	+ 2,541	+23.1
Back Bay-Beacon Hill**	30,170	32,820	+ 2,650	+ 8.1
Households				
Boston	218,227	218,457	+ 230	+ 0.1
Downtown	20,185	23,620	+ 3,435	+17.0
Central*	4,575	5,743	+ 1,168	+20.3
Back Bay-Beacon Hill**	15,610	17,877	+ 2,267	+12.7
Housing Units				
Boston	232,448	241,444	+ 8,996	+ 3.9
Downtown	22,097	25,278	+ 3,181	+14.4
Central*	5,237	5,570	+ 333	+ 6.0
Back Bay-Beacon Hill**	16,860	19,708	+ 2,848	+14.4

* Excludes North End-Waterfront except for census tract 305 west of expressway, and includes parts of census tracts 606 (blocks 106,202-19) and 614 (blocks 101-103, 105, 209, 210, 221-227).

** Includes St. Botolph District (census tract 105).

Note: All figures are approximate.

Source: U.S. Bureau of Census.

POPULATION, HOUSEHOLDS AND HOUSING IN BOSTON AND DOWNTOWN,
1970 AND 1980, ACTUAL, 1985 ESTIMATED, AND 1990 AND 1995,
PROJECTIONS AND GOALS

	Population		Households		Persons per Household		Housing	
	Boston	Downtown	Boston	Downtown	Boston	Downtown	Boston	Downtown
Number								
1970	641,071	38,634	218,227	20,185	2.9	1.9	232,448	22,097
1980	562,994	43,825	218,457	23,627	2.6	1.9	241,444	25,278
1985	580,000	47,430	232,000	26,350	2.5	1.8	254,444	28,008
1995	620,000	58,400	258,333	34,350	2.4	1.7	280,000	36,000
Change								
1970-80	-78,077	+ 5,191	+ 230	+ 3,435	- 0.3	-	+ 8,996	+ 3,181
1980-85	+17,006	+ 3,605	+13,543	+ 2,723	- 0.1	- 0.1	+13,000	+ 2,730
1985-95	+40,000	+10,970	+26,333	+ 8,000	- 0.1	- 0.1	+25,556	+ 8,000
Percent Change								
1970-80	-12.2	+13.4	+ 0.1	+17.0			+ 3.9	+14.4
1980-85	+ 3.0	+ 8.2	+ 6.2	+11.5			+ 5.6	+10.8
1985-95	+ 7.0	+23.1	+11.3	+30.0			+10.0	+28.5

Sources: 1970 and 1980 - U.S. Bureau of the Census.
1985 and 1995 - Boston Redevelopment Authority.

COMPOSITION OF BOSTON HOUSEHOLDS: 1970 AND 1980

	1980		1970		1970-1980 Percent Change
	Percent	Number	Percent	Number	
All Occupied Households	100.0	218,457	100.0	217,622	0.4
Family	53.3	116,374	64.8	140,966	-17.4
Married Couple	33.6	73,333	46.9	102,147	-28.2
With Children under 18	15.4	33,622	23.7	51,487	-34.7
Other Family	19.9	43,401	17.8	38,819	11.8
Male Householder	3.5	7,633	3.2	6,906	10.5
With Children under 18	1.1	2,359	0.5	1,190	98.2
Female Householder	16.2	35,408	14.7	31,913	11.0
With Children under 18	10.2	22,368	7.4	16,196	38.1
Non-family	46.7	102,083	35.2	76,656	33.2
One Person	36.8	80,306	29.0	63,028	27.4
Male Householder	15.6	34,156	11.0	23,995	42.3
Female Householder	21.1	46,150	17.9	39,033	18.2
65 Years or More	10.6	23,203	10.3	22,342	3.9
Two or More Persons	10.0	21,177	6.3	13,628	59.8
Male Householder	5.5	12,040	2.7	5,905	103.9
Female Householder	4.5	9,737	3.5	7,723	26.1
65 Years or More	0.6	1,255	0.5	1,009	24.4

Source: U.S. Census of Population and Housing 1970 and 1980. Prepared by Margaret C. O'Brien, Boston Redevelopment Authority Research Department.

COMPOSITION OF CENTRAL DISTRICT HOUSEHOLDS: 1970 and 1980

	1980		1970		1970-1980 Percent Change
	Percent	Number	Percent	Number	
All Occupied Households	100.0	10,742	100.0	8,728	23.1
Family	37.6	4,037	45.5	3,971	1.7
Married couple	28.6	3,073	35.8	3,121	- 1.4
with children under 18	9.6	1,035	14.7	1,281	- 19.2
Other family	9.0	964	9.7	850	13.4
Male householder	2.8	303	2.8	243	24.6
with children under 18	0.5	53	0.2	20	165.0
Female householder	6.1	661	7.0	607	8.9
with children under 18	2.0	218	1.8	161	35.4
Non-family	62.4	6,705	54.5	4,757	41.0
One Person	52.9	5,684			
Male Householder	24.7	2,655		2,479	
Female Householder	28.2	3,029		2,278	
65 years or more	11.9	1,274			
Two or More Persons	9.5	1,021			
Male Householder	5.4	576			
Female Householder	4.1	445			
65 years or more	0.3	37			

SOURCE: U.S. Bureau of the Census, Census of Population and Housing, STF 1, 1980 and First Count, 1970.

NOTE: The 1970 U.S. Census gives information for nonfamily households by sex, but does not separate single persons from two or more person households.

RES2032283

COMPOSITION OF BACK BAY AND BEACON HILL HOUSEHOLDS:
1970 and 1980

	1980		1970		1970-1980 Percent Change
	Percent	Number	Percent	Number	
All Occupied Households	100.0	16,543	100.0	14,465	14.4
Family	20.3	3,354	23.0	3,326	8.4
Married couple	16.2	2,672	18.7	2,710	- 1.4
with children under 18	3.4	556	4.1	595	- 6.5
Other family	4.1	682	4.3	616	10.7
Male householder	1.3	209	0.9	136	53.7
with children under 18	0.2	35	0.1	21	66.7
Female householder	2.9	473	3.3	480	- 1.5
with children under 18	1.1	176	0.7	100	76.0
Non-family	79.7	13,189	77.0	11,139	18.4
One Person	62.7	10,376			
Male Householder	30.6	5,058		5,131	
Female Householder	32.1	5,318		6,008	
65 years or more	7.7	1,278			
Two or More Persons	17.0	2,813			
Male Householder	9.8	1,629			
Female Householder	7.2	1,184			
65 years or more	0.5	89			

SOURCE: U.S. Bureau of the Census, Census of Population and Housing, STF 1, 1980 and First Count, 1970.

NOTE: The 1970 U.S. Census gives information for nonfamily households by sex, but does not separate single persons from two or more person households.

DOWNTOWN BOSTON EMPLOYMENT, 1981

	Establishments	Employees
Agriculture and Mining*	26	770
Construction*	120	6,798
Manufacturing*	493	28,528
Transportation and Public Utilities*	264	15,114
Wholesale Trade*	692	10,756
Retail Trade*	1,420	26,955
Finance, Insurance and Real Estate*	1,676	58,640
Services*	3,282	88,101
Nonclassifiable*	451	5,424
Government**	-	52,085
Proprietors**	-	5,431
Total	8,424	298,602

Source: * Boston Neighborhood Business Patterns--Establishments and Employment, by Neighborhood, 1981, Jeffrey P. Brown, Boston Redevelopment Authority, July 1983.

** Boston Employment, Citywide, Downtown, Downtown Office, and Remainder of Boston, 1976-1983 and Projections to 1990 and 1995, Jeffrey P. Brown and Gregory W. Perkins, Boston Redevelopment Authority, January 1985.

Note: Totals are for Central Boston, Back Bay-Beacon Hill and Fort Point Channel area.

SELECTED HOUSING DATA FOR BOSTON, THE CENTRAL DISTRICT AND BACK BAY-BEACON HILL, BY PLANNING DISTRICT, 1970 AND 1980

	Boston			Central			Back Bay-Beacon Hill		
	1970	1980	% Change 1970-80	1970	1980	% Change 1970-80	1970	1980	% Change 1970-80
Total # units	232,448	241,444	3.9	9,664	11,692	20.9	15,622	18,199	16.5
Total # yr-round dwelling units		236,274			11,602			18,125	
# vacant available dwelling units		17,81/			811			1,578	
# boarded-up dwelling units		5,030			68			67	
Adjusted vacancy rate		7.5			7.0			8.7	
# occupied dwelling units	217,478	218,457	0.4	8,727	10,791	23.6	14,462	16,547	14.4
% occupied	93.6	90.5		90.3	92.5		92.6	91.0	
# owner-occupied	59,183	59,504	0.5	779	1,121	43.9	920	2,970	222.9
% owner-occupied	27.2	27.2		8.9	10.4		6.4	17.9	
# renter-occupied	158,295	158,953	0.4	7,948	9,670	21.7	13,542	13,577	0.3
% renter-occupied	72.8	72.8		91.1	89.6		93.6	82.1	
# vacant units	14,809	22,847	54.3	923	879	-4.8	1,152	1,645	42.8
% vacant	6.4	9.5		9.6	7.5		7.4	9.0	
Median value, 1-family, non-condo dwelling units	$38,133	$36,089	-5.4	$57,525	$69,565	20.9	$131,662	$140,979	7.1
Median contract rent	$191	$192	0.5	$193	$246	27.5	$318	$312	-1.9
# Yr-round dwelling units		241,343			11,790			17,810	
1-unit structure		37,746			149			517	
2-unit structure		35,535			197			313	
3-4 unit structure		64,432			2,301			1,807	
5+ unit structure		103,373			9,130			15,166	
# rental units		158,968			9,696			13,747	
# rental units in 5+ unit buildings		86,020			7,705			12,137	
As % of all dwelling units		35.6			66.1			66.0	
As % of occupied rental dwelling units		54.1			79.5			88.3	
1-person/unit	62,962	80,306	27.5	4,075	5,684	39.5	8,586	10,376	20.8
2-person/unit	62,202	63,041	1.3	2,365	3,041	28.6	4,160	4,801	15.4
3-person/unit	32,854	30,334	-7.6	991	983	-0.8	1,048	890	-15.1
4-person/unit	23,736	20,394	-14.1	652	573	-12.1	461	306	-33.6
5+ person/unit	24,303	24,382	0.3	510	461	-0.9	180	170	-5.6
Householder moved in 1975-80		121,024			7,353			12,445	
1970-74		33,386			1,387			1,780	
1960-69		31,282			993			1,303	
1950-59		15,115			375			308	
≤ 1949		17,650			766			344	

Source: Diversity and Change in Boston's Neighborhoods, Margaret C. O'Brien, Boston Redevelopment Authority, September 1984.

Boston City and Downtown Residential Property Values

	City			Ward 3			Ward 5		
	1975	1984	% Change	1975	1984	% Change	1975	1984	% Change
1-Family	$ 24,798	$ 63,164	+155%	$ 33,624	$ 98,107	192%	$ 77,148	$316,658	310%
2-Family	24,793	66,981	+170%	27,546	115,002	326%	72,223	310,877	330%
3-Family	20,159	56,919	+182%	30,740	101,808	231%	75,637	263,589	248%
Condos*	62,110	84,496	+36%		105,325			112,842	

*Note: The apparent low appreciation rate for condominums actually reflects the prevalance of lower cost units among recent marketings.

1984 values are FY1985 assessed values.

Boston City and Downtown Property Taxes

The Effects of Proposition 2½ and Classification/Equalization
FY1981 - 1984

	City Realty			Ward 3			Ward 5		
	FY81	FY84	% Change	FY81	FY84	% Change	FY81	FY84	% Change
Total Taxes									
($1,000s)	$445,801	$278,445	-37.5%	$116,450	$ 88,298	-24%	$ 55,395	$ 38,460	-31%
% Levy	86%	83.6%		22.5%	26.4%		10.7%	11.5%	
Average Taxes ($s)									
1-Family*	1,395	875	-37%	(5,162)**	1,450	(-72%)	(3,636)	4,808	(+32%)
Condos*		1,207			1,640	(-68%)		1,750	(-52%)
Apartments	7,962	3,566	-55%	4,566	2,351	-49%	9,221	6,023	-35%

*FY84 average tax bills for one-family and condominium properties are net of the owner-occupant exemption. Dwellings that were not owner-occupied would have paid $110 more.

**FY81 taxes for one-family homes and condominiums are combined averages for Wards 3 and 5.

MEMORANDUM

TO: Stephen F. Coyle, BRA Director Designate;
Alex Ganz, Research Director

FROM: John Avault, Research Consultant

DATE: June 29, 1984

SUBJECT: Illustrations of Some Economic Factors and Observation of Recent Activity in Downtown Residential and Office Development

Downtown Financial District land prices are high ($200-$300/sq. ft.), as are high-rise construction costs. Comparable size and quality apartment units built in Boston's residential neighborhoods might cost about 60 percent as much to develop as Financial District apartments. a downtown office building commanding $30/sq.ft. rents is financially comparable to a housing development that rents two- or three-bedroom units of 1,000 sq.ft. for $1,688/mo.

Over the period 1975-88, the Central District (Financial & Retail Districts, West End, North End, and Waterfront) is site to 20 percent of the units and 40 percent of investment in building, converting, or rehabbing Boston housing.

The following table illustrates some general economic and financial characteristics of Financial District development alternatives and compares downtown housing construction to a lower cost project in a less central location. While fewer than three percent of Boston households willing to spend one-third of their income on rent could afford the downtown units, 14 percent of households could afford the comparable unit elsewhere. A one-bedroom, 600 square foot unit outside of downtown would be available to 37 percent of households.

Two tables from our "Ultralist" file show that 3,645 dwelling units of the 17,915 City total (20 percent) built, adapted, or upgraded, 1975-88 are in the Central District. These Central District units involved $2.9 billion of investment (41 percent of City total). Concluding lists detail residential and nonresidential development in the Central and Back Bay-Beacon Hill District.

/c
attachments

ILLUSTRATIONS OF SOME FINANCIAL CHARACTERISTICS OF
HYPOTHETICAL RESIDENTIAL AND COMMERCIAL DEVELOPMENT PROJECTS

	Financial District		Residential District
	Office	Apts	Row Townhouse Apts
Unit Land Cost (sq.ft.)	$250	250	1
Site Cost (20,000 sq.ft.)	$5,000,000	5,000,000	20,000
Number of Stories	30	30	2
Gross Bldg Area (sq.ft.) (Footprint=2/3 site)	400,000	400,000	26,667
Construction Cost/sq.ft.	$124.30	87.99	62.52
Construction Cost	$49,721,000	35,194,062	1,667,131
Construction & Site Costs	$54,721,000	40,194,062	1,687,131
Efficiency Factor	85%	85%	90%
Rentable Bldg Area (sq.ft.)	340,000	340,000	24,000
Cost/1,000 sq.ft.apt.	-	$118,218	70,297
Annual Office Rent/sq.ft.	$30	-	-
Monthly Apt. Rent/1,000 sq.ft.	-	$1,688	1,004
Annual Gross Rent	$10,200,000	$6,888,257	289,132
Annual Operating Exp. (20% gross rent)	$2,040,000	1,377,651	57,826
Annual Property Tax	$1,780,622	687,318	28,850
Net Operating Income	$6,379,378	4,823,287	202,456
N.O.I./Total Cost	12%	12%	12%

Notes: Construction costs were estimated from the Marshall and Swift manual, adjusted to October 1983 levels for Boston and further adjusted for building height. These costs pertain to "excellent" quality construction of "Type A" (steel frame) for high-rise and "Type C" for townhouse projects.

Assumed land costs are typical of districts (BRA Real Estate Dept.).

Taxes are based on FY1984 rates and "Construction & Site Costs".

Other parameters are assumed for purposes of "illustration" only.

CONDOMINIUM DEVELOPMENT IN BOSTON; BY YEAR, BY NEIGHBORHOOD, THROUGH JUNE 30, 1983

Jeffrey P. Brown
John Huggins
Tatsuro Matsuwaki
John Robertson

August 1984

Raymond L. Flynn, Mayor
City of Boston

Stephen F. Coyle, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
Board of Directors
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence J. Jones, Asst. Treasurer
William A. McDermott, Jr., Member
Kane Simonian, Secretary

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CONDOMINIUM DEVELOPMENT TRENDS IN THE CITY OF BOSTON

Summary and Introduction

In the 1970s, condominiums became increasingly popular as places of residence and as investments. Developers created several hundred condominium units per year by converting existing apartment buildings, adapting nonresidental buildings, or building new structures. By 1979, the rate of development reached over one thousand units per year, with a peak of 3,300 in 1981. Thereafter, the rate of condominium development receded, yet the level of conversion was still high: developers registered an estimated 1,750 condominium units in 1983.

As of June 30, 1983, the stock of condominiums totalled 13,490 units or about 5.5 percent of the housing stock.

Several trends in condominium development were evident by mid-1983. In the 1970s, Back Bay-Beacon Hill led a surge of development that barely reached outside of the central areas of Boston. In the 1980s, condominium development began to spread from the downtown to surrounding neighborhoods. Allston-Brighton has added the most condominium units since 1980, and Fenway-Kenmore, West Roxbury, Jamaica Plain and the South End each had large and growing condominium stocks by mid-1983.

In terms of size, large projects of 25 units or more (both larger buildings and groups of smaller buildings) became more numerous in the 1980s.

This report is a partial update of "Condominium Development in Boston" (prepared by Bonnie Heudorfer for the Boston Redevelopment Authority, September, 1980). The first of five sections describes the phases of development in Boston from 1969 to 1983. Section II presents

development by neighborhood (planning districts, census tract districts, wards and electoral districts). Then, brief discussions of market trends (Section III) and implications for Boston renters (IV) are followed by descriptions of the data and analytic methods (V). The appendix contains a complete list of condominium cases recorded from 1969 to mid-1983.

I. CONDOMINIUM DEVELOPMENT PHASES IN BOSTON

Boston's stock of condominium units reached 13,490 by mid-year 1983 (see Table 1).* Eight thousand, or 60 percent of those units, were recorded in the years 1980-1982. That surge and peak in condominium conversion and construction were preceded by pioneering, consolidation and resurgence phases and followed by a tapering off in 1983.**

The pioneering phase (1969-1973) was characterized by conversion of older, high quality rental units in the Back Bay and Beacon Hill. Development amounted to 876 units (6 percent of the current condominium stock). In 1973, condominium development just began to move into the North End/Waterfront area.

The consolidation phase (1974-1977) brought a slower pace of condominium conversions, but a diversity of stock and expansion beyond the Back Bay-Beacon Hill area that dominated the pioneering phase. Conversions expanded into the South End, Fenway, the North End/Waterfront, and the north slope of Beacon Hill. Conversions in this phase included lodging houses and recycled hotels, warehouses and schools. In the downtown area, many condominiums were modestly priced, including former rental units that were sold "as is" to tenants or to new buyers. The first case of construction of condominiums occurred in Jamaica Plain in that period.

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* The latest condominium count for this study ends on June 30, 1983. An estimate for calendar year 1983 (1,750 units) is based on data compiled by Condex, Inc.

** This section is based on "Condominium Development in Boston," by Bonnie Heudorfer for the Boston Redevelopment Authority, September 1980.

Table 1

RESIDENTIAL CONDOMINIUMS IN THE CITY OF BOSTON
BY CALENDAR YEAR

YEAR	NUMBER OF CASES	NUMBER OF UNITS	PERCENT OF ALL UNITS
1969	1	8	0.1
1970	3	29	0.2
1971	7	208	1.5
1972	13	145	1.1
1973	24	486	3.6
1974	28	474	3.5
1975	17	218	1.6
1976	23	264	2.0
1977	21	206	1.5
1978	59	813	6.0
1979	158	1,676	12.4
1980	136	1,849	13.7
1981	206	3,379	25.0
1982	139	2,772	20.5
1983	54	963	7.1

TOTAL NUMBER OF CASES 889

TOTAL NUMBER OF UNITS 13,490

SOURCE: CITY OF BOSTON ASSESSING DEPARTMENT.
PREPARED BY BOSTON REDEVELOPMENT AUTHORITY RESEARCH DEPARTMENT,
MAY 17,1984.

During the resurgence phase (1978-1979), conversions, adaptive reuse and new construction accelerated. In 1979, neighborhoods other than Back Bay-Beacon Hill had increasing shares of condominium development. Conversions of apartments and lodging houses in the South End, including St. Botolph Street, increased dramatically.

To summarize the last four years of activity (1980-1983), condominium development surged to a peak in 1981, then began to level off in 1982 and 1983. In 1981, the City recorded over 200 developments, amounting to 3,379 units or one-fourth of the current stock. Every one of fifteen neighborhoods had condominium developments in that year, led by Allston-Brighton, Back Bay-Beacon Hill, the Downtown, and Fenway-Kenmore (see Table 2).

In 1982 and 1983, the pace of condominium development slackened as mortgage interest rates soared and sales declined. Yet, 1982 was second only to 1981 in number of units, and development in 1983 exceeded the level recorded in 1979. Geographic dispersion continued as conversions reached annual highs in 1982 in East Boston, Charlestown, South Boston and the South End.

In terms of size of condominium developments, the median number of units per case* increased from six (as of mid-year 1980) to seven (as of mid-year 1983). Large projects in the 1980s also pushed the mean number of units per case from 13.0 at the end of 1980 to 15.2 at the end of June, 1983. Condominium cases with over ten units make up 54 percent of

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* A case is a project registered with the City of Boston's Registry of Deeds; a case may consist of one or several buildings. The medians and means in this paragraph are based on a sample--see Section V.

Table 2

RESIDENTIAL CONDOMINIUMS IN THE CITY OF BOSTON
BY PLANNING DISTRICT
1969 TO JUNE 30, 1983

	PLANNING DISTRICT	NUMBER OF CASES	NUMBER OF UNITS	PERCENT OF ALL UNITS
1	EAST BOSTON	7	73	0.5
2	CHARLESTOWN	19	93	0.7
3	SOUTH BOSTON	15	326	2.4
4	CENTRAL	141	2,756	20.4
5	BACK BAY-BEACON HILL	402	4,114	30.5
6	SOUTH END	82	418	3.1
7	FENWAY-KENMORE	76	1,157	8.6
8	ALLSTON-BRIGHTON	85	2,912	21.6
9	JAMAICA PLAIN	23	498	3.7
10	ROXBURY	1	3	0.0
11	DORCHESTER	17	248	1.8
12	ROSLINDALE	5	128	0.9
13	WEST ROXBURY	9	571	4.2
14	HYDE PARK	2	41	0.3
15	MATTAPAN	5	152	1.1

TOTAL NUMBER OF CASES 889

TOTAL NUMBER OF UNITS 13,490

SOURCE: CITY OF BOSTON ASSESSING DEPARTMENT.
PREPARED BY BOSTON REDEVELOPMENT AUTHORITY RESEARCH DEPARTMENT,
MAY 17,1984.

all cases in the City. However, in terms of units, 56 percent of all units in the City are in condominiums that have 25 or more units.

The median floor area of the current stock (based on the sample) is 850 square feet. In comparison, single-family homes typically have 1,800 square feet of floor area and apartments, on average, range from 600 to 1,200 square feet.

II. CONDOMINIUM DEVELOPMENT BY NEIGHBORHOOD

By mid-1983, one-half of the City's condominium units were in the Back Bay-Beacon Hill and Central (Downtown, North End/Waterfront) areas (see Table 3). Allston-Brighton ranked third with 22 percent of the units, followed by Fenway-Kenmore (9 percent). The other 19 percent of the City's units were dispersed in the eleven remaining neighborhoods (planning districts). The following neighborhood descriptions refer to Table 2.

Back Bay-Beacon Hill (Planning District 5)

The Back Bay-Beacon Hill planning district has been a prime area for condominium conversions. At the end of 1977, two-thirds of the City's condominium units were located in this district. As development expanded to other neighborhoods, Back Bay-Beacon Hill's share fell to 31 percent as of mid-1983. The development peak in this district occurred in 1979, while most other neighborhoods peaked in 1981 or 1982. In fact, only 42 percent of the units were recorded after 1979, in contrast to 66 percent for the City as a whole. Over one-half of the condominiums in this district are in five- to ten-unit buildings. Typically, conversion of buildings has proceeded one building at a time. However, one of the City's largest developments, the River House (220 units-1982) is located in this district.

Condominium units in Back Bay-Beacon Hill are located mainly on Beacon Street, Commonwealth Avenue and Marlborough Street with clusters on Charles, Chestnut, Gloucester, Mt. Vernon, Myrtle, Pinckney and Revere Streets.

Table 3

RESIDENTIAL CONDOMINIUMS IN THE CITY OF BOSTON
BY PLANNING DISTRICT BY CALENDAR YEAR

NUMBER OF CONDOMINIUM UNITS

	PLANNING DISTRICT	1969-1975	1976	1977	1978	1979	1980	1981	1982	1983 *	TOTAL
1	EAST BOSTON	0	0	0	0	0	0	8	55	10	73
2	CHARLESTOWN	0	9	0	0	10	20	21	25	8	93
3	SOUTH BOSTON	0	0	0	42	75	6	54	146	3	326
4	CENTRAL	311	9	32	248	327	184	529	656	460	2,756
5	BACK BAY-BEACON HILL	1,128	124	86	318	714	416	627	642	59	4,114
6	SOUTH END	28	0	0	5	62	81	77	87	78	418
7	FENWAY-KENMORE	17	0	0	5	67	228	474	253	113	1,157
8	ALLSTON-BRIGHTON	3	0	88	50	225	591	1,060	736	159	2,912
9	JAMAICA PLAIN	12	122	0	0	40	145	148	28	3	498
10	ROXBURY	0	0	0	0	0	0	3	0	0	3
11	DORCHESTER	0	0	0	0	6	3	192	41	6	248
12	ROSLINDALE	0	0	0	0	16	64	36	12	0	128
13	WEST ROXBURY	69	0	0	145	134	0	72	87	64	571
14	HYDE PARK	0	0	0	0	0	9	32	0	0	41
15	MATTAPAN-FRANKLIN FIELD	0	0	0	0	0	102	46	4	0	152
	TOTAL	1,568	264	206	813	1,676	1,849	3,379	2,772	963	13,490

* TO JUNE 30, 1983

SOURCE: CITY OF BOSTON ASSESSING DEPARTMENT.
PREPARED BY BOSTON REDEVELOPMENT AUTHORITY RESEARCH DEPARTMENT,
JUNE 7,1984.

Allston-Brighton (Planning District 8)

Condominium development in Allston-Brighton became active in 1979 and led the City from 1980 to 1982. In fact, 87 percent of the units were recorded after 1979 compared to two-thirds citywide. This district has several large conversion projects. The median number of units per case is 24, and 28 percent of the cases consist of five or more buildings. The Town Estates Condominium (352 units converted from apartments) was the largest in the City in 1980. Much of the development has taken place along Commonwealth Avenue.

Central (Planning District 4)

Much of the early condominium development took place in the downtown, North End and Waterfront areas. The Central district accounted for 20 percent of the City's condominium stock as of mid-1983. Large scale development in the Waterfront area pushed the district to a peak (656 units) in 1982 and to a large share (48 percent) of the City's total units in the first half of 1983. As for the size of development, the Central district is similar to the Back Bay-Beacon Hill area. One-half of all cases consist of two or more buildings. The most common addresses are Commercial, Fulton, Hancock, Salem and Temple Streets. The City's largest developments (Harbor Towers, 624 units (1981-1982) and Tremont-on-the-Common, 374 units (1983)) are in this district.

Fenway-Kenmore (Planning District 7)

Nine out of ten of this district's condominium units were developed after 1979. By mid-1983, Fenway-Kenmore had nearly 9 percent of all units in the City. Like the Central district, in Fenway-Kenmore the

median number of units per case is seven, and 41 percent of all cases have five- to ten-units. The majority of this district's condominium units are located on Bay State Rd., Commonwealth Ave., the Riverway and St. Botolph Street.

West Roxbury (Planning District 13)

Nine large condominium projects, totalling 571 units, placed this district fifth among all districts by mid-1983. These were both large buildings and multiple addresses, the largest projects being former garden apartments on Broadlawn Park and Washington Street.

Jamaica Plain (Planning District 9)

After intermittent condominium development in the 1970s, conversions peaked in 1980 and 1981 with 293 units (or 60 percent of the current district total). Although one-half of the cases involved twelve units or less, the mean number of units per case was 22 due to conversions of large buildings and multiple addresses. Development nearly stalled in the district in 1982 and the first half of 1983. The most common addresses for condominiums are Centre Street and the Jamaicaway.

South End (Planning District 6)

Conversions in the South End have been fairly steady since 1979, but have not reached 100 in any one year. Only six of the district's 82 cases involved ten or more units, and the largest single case was twenty units in four buildings.

Case Study

The cases that will be analyzed will be buildings in C/D/E condition, without known possibilities of near development, and "infill" on vacant lots.

1. Bulfinch Triangle District

   A. Buildings: 49 Causeway Street/147 Lowell Square
   115 Merrimac Street/16 Lancaster Street
   180 Canal Street/127 Causeway Street
   264 Friend Street

   B. Vacant Lots: 120-126 Canal Street

2. Custom House District

   A. Buildings: 153 Milk Street/32 Battery March
   64-66 Broad Street
   20 Custom House Street

   B. Vacant Lots: Block 7 (Broad, Milk, India, Custom House Streets)
   49 India Street

3. Tremont District

   A. Buildings: 69 Bromfield Street/101 Tremont Street
   96 Tremont Street/Bosworth Street
   33 Temple Street
   41 West Street
   130 Tremone Street/Winter Street

4. Theatre District

   A. Buildings: 177 Tremont Street
   27-39 Stuart Street
   158 Boylston Street
   8 Kneeland Street
   5 Essex Street

   B. Vacant Lots: 146 Boylston Street (Liberty Block)

5. Chinatown District

A. Buildings: 85-91 Essex Street
70 Beach Street/37 Edinboro Street
42 Beach Street/33 Harrison Avenue
109 Edinboro Street/107 Essex Street
866 Washington Street/ Oak Street

B. Vacant Lots: 35 Essex Street (Liberty Block)

6. Leather District - None

7. Bay Village - None

8. Boylston Street District

A. Buildings: 889-883 Boylston Street/57 Gloucester Street
671 Boylston Street
661 Boylston Street
557 Boylston Street

9. St. Botolph Street - None

10. Fort Point Channel

A. Buildings: 5 Melcher Street/253 Summer Street
304 A Street/Necco Court
174 A Street
38 Pittsburgh Street

B. Vacant Lots: 338 Congress Street/Farnsworth Street

11. Turnpike Air Rights

B. Vacant Lots: Parcel D.

DATA SOURCES FOR IMPACT ASSESSMENT

Impact	Measure	Data Sources
1. Property Values	Change in values	
2. Taxes	Change in taxes: property, sales, income, etc.	
3. Effect on funds as a result of public incentives	Tax abatement Amount of city assistance, infrastructure, landscaping	
4. Employment	Change in number of people employed Change in type of employment	
5. Effect on Personal Income	Change in income	
6. Effect on Housing Opportunities	Change in number of housing units by type: rental owner-occupied Other Changes	
7. Effect on Image of the Area	Change in number of people in area at various times of day Change in level and type of activity in area Change in visual image of buildings Change in image of area	
8. Change in Economic Activity in Other Areas	Change in small retail Change in property value	
9. Effect on Safety of Area	Change in Crime Rates	
10. Costs and Revenues Estimate for Financial Pro Forma	New Infill New Construction Rehabilitation Costs Building Maintenance Costs Rents/Sales Levels Interest Rates	

Sources: Economics of Revitalization by U.S.I. 1984.
Boylston Street Report. March 1985.
Field Survey. 1985.
Adaptive Use Book. 1984.
Downtown Crossing. 1984.
Theatre District Study. August 1980.
The Leather District Report. April 1980.
Fort Point Channel. S. Swaile, 1982.

Table 1

EMPLOYMENT IN BOSTON AND DOWNTOWN,
RECENT, 1976-84, AND PROJECTED, 1984-90-95

	Boston, Total	Downtown	Downtown Office	Rest of Boston
Thousands of Workers				
1976	501	243	140	258
1984 (Estimated)*	580	286	176	294
1990 (Projected)	631	322	208	309
1995 (Projected)	682	355	232	328
Change				
1976-84	79	43	36	36
1984-90	51	36	32	15
1990-95	51	33	24	18
1984-95	102	69	56	33
Percent Change				
1976-84	15.8	17.7	25.7	14.0
1984-90	8.8	12.6	18.2	5.1
1990-95	8.1	10.2	11.6	5.9
1984-95	17.6	24.1	31.8	11.6
Percent Composition				
1976	100	48.5	27.9	51.5
1984	100	49.3	30.3	50.7
1990	100	51.0	33.0	49.0
1995	100	52.0	34.0	48.0

* Estimated on the basis of six months information.

Sources: Massachusetts Division of Employment Security, ES-202 Employment Series and Employment Projections; U.S. Department of Commerce, Bureau of Economic Analysis, Unpublished Employment Series, Suffolk County; Bureau of the Census, County Business Patterns, Massachusetts; U.S. Department of Labor, Bureau of Labor Statistics.

Boston Redevelopment Authority, Research Department, March 1985.

TABLE 1

CITY OF BOSTON EMPLOYMENT, 1976-1984
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1982	1983	1984	CHANGE 1976-1984 NUMBER	CHANGE 1976-1984 PERCENT
AGRI.MINING	791	617	563	547	566	597	- 194	-24.6
CONSTRUCTION	9,003	7,914	10,163	10,445	10,346	9,239	236	2.6
MANUFACTURING	53,385	53,763	51,861	49,685	46,989	47,788	- 5,597	-10.5
TRANSPORTATION/PU.	34,131	32,982	36,660	36,120	39,514	40,857	6,726	19.7
WHOLESALE TRADE	29,619	29,827	27,399	25,051	26,028	27,407	- 2,212	- 7.5
RETAIL TRADE	55,008	54,849	55,628	55,197	56,522	62,598	7,590	13.8
FINANCE/INS/RE	62,229	63,366	70,451	76,584	76,245	77,694	15,465	24.9
SERVICES	160,902	161,988	187,991	193,602	199,017	204,868	43,966	27.3
HOTEL	4,689	4,731	6,495	6,389	6,568	7,220	2,531	54.0
MEDICAL	54,159	52,760	58,524	60,985	62,690	62,994	8,835	16.3
EDUCATIONAL	22,460	24,061	29,222	30,008	30,848	30,812	8,352	37.2
CULTURAL	4,837	4,820	4,800	4,840	4,975	5,144	307	6.4
SOCIAL/NONPROFIT	17,358	17,423	20,036	20,135	20,698	22,327	4,969	28.6
BUSINESS	29,044	28,994	33,808	34,461	35,425	38,374	9,330	32.1
PROFESSIONAL/OTHER	28,355	29,199	35,106	36,784	37,813	37,997	9,641	34.0
GOVERNMENT	85,048	85,882	96,017	89,142	91,717	93,368	8,320	9.8
PROPRIETORS	10,560	10,860	11,764	12,070	12,699	13,131	2,571	24.3
TOTAL ALL SECTORS	500,676	502,048	548,497	548,444	559,643	577,547	76,871	15.4

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

4.08.85 JPB